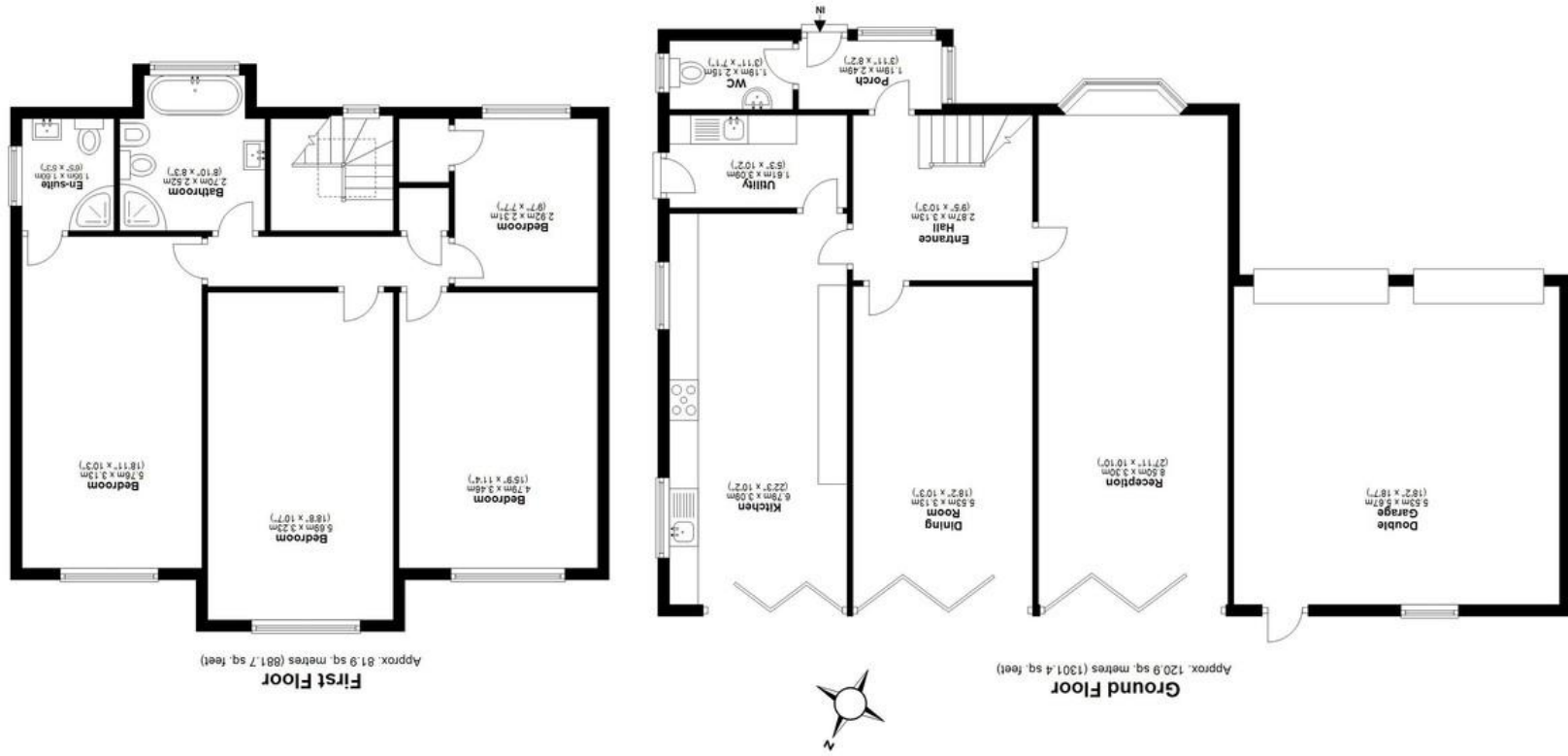


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Total area: approx. 202.8 sq. metres (2183.0 sq. feet)  
 Maple Leaf Drive, Sidcup



# Maple Leaf Drive

Sidcup, DA15 8WA

A stunning 4 bedroom, extended detached house that has been presented to a high standard by the current owners and situated in the highly desirable parkland location of 'The Hollies'. Easy access to Sidcup train station, shops and some highly sought after schools. Offered CHAIN FREE and internal viewing comes highly recommended so as to appreciate the high standard of this great house.

## Main Features

- Stunning 4 bedroom, extended detached house
- Sought after
- Modern décor throughout
- Easy access to Sidcup station
- Chain free
- Ideal family home

## FULL DESCRIPTION

An extension, regular updating and decoration in neutral colours have made this a comfortable, modern and 'ready to move in' home. This detached property benefits from a rear, full width, double-storey extension. The lounge, dining room and fully equipped kitchen each have bi-fold doors opening onto the wide garden - which faces south. Three of the bedrooms look over the rear garden and each are large doubles. The family bathroom and the en suite have been remodelled and refurbished recently. We, therefore, highly recommend an early viewing to fully realise the all-round quality of this property which is situated in a very convenient location.

The house itself briefly comprises of: entrance porch, entrance hall, two reception rooms, kitchen, utility room and downstairs cloakroom. To the first floor landing is the master bedroom with ensuite, three further bedrooms and the family bathroom.

Externally there is off street parking to the front and a double garage. To the rear is a well maintained rear garden, laid to lawn.

### Entrance porch

8' 2" x 3' 11" (2.49m x 1.19m)

### Entrance hall

10' 3" x 9' 5" (3.12m x 2.87m)

### Downstairs cloakroom

7' 1" x 3' 11" (2.16m x 1.19m)

### Lounge

27' 11" x 10' 10" (8.51m x 3.3m)

### Dining room

18' 2" x 10' 3" (5.54m x 3.12m)

### Kitchen

22' 3" x 10' 2" (6.78m x 3.1m)

### Utility room

10' 2" x 5' 3" (3.1m x 1.6m)

### First floor landing

### Bedroom one

18' 11" x 10' 3" (5.77m x 3.12m)

### Ensuite

6' 5" x 5' 3" (1.96m x 1.6m)

### Bedroom two

18' 8" x 10' 7" (5.69m x 3.23m)

### Bedroom three

15' 9" x 11' 4" (4.8m x 3.45m)

### Bedroom four

9' 7" x 7' 7" (2.92m x 2.31m)

### Bathroom

8' 10" x 8' 3" (2.69m x 2.51m)



## Outside

Off street parking to front and double garage. Rear garden laid to lawn with flower and shrub borders.

## Additional Information

Council Tax Band G £3,078 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 71  
Potential EPC Rating 81

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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