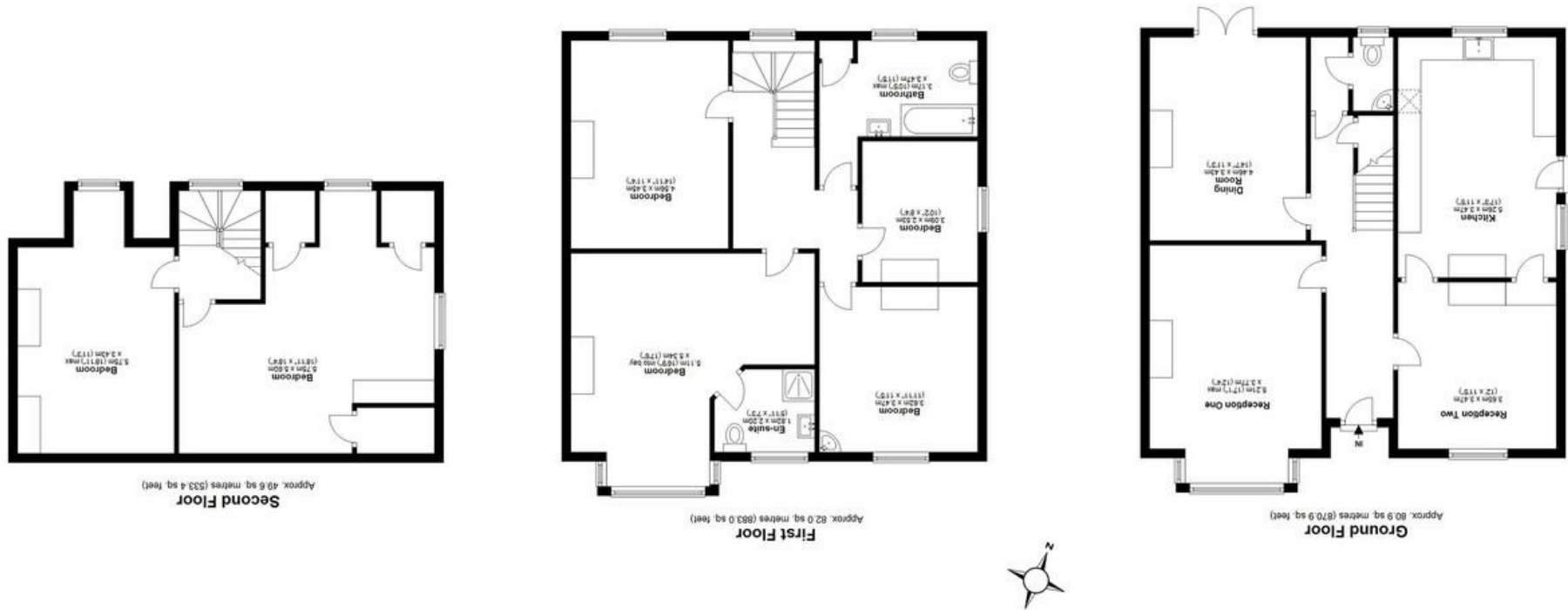


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Stanhope Road, Sidcup  
Total area: approx. 212.5 sq. metres (2287.3 sq. feet)



**Stanhope Road**  
Sidcup, DA15 7HA



# Stanhope Road

Sidcup, DA15 7HA

**VIDEO TOUR AVAILABLE**  
A beautiful 6 Bedroom Victorian detached house located in a desirable location in the Christchurch conservation area and only a short stroll to Sidcup High Street and convenient for great schools. The property offers a fantastic combination of space and character and would make an ideal family home. Internal viewing comes highly recommended.

## Main Features

- Beautiful 6 bedroom Victorian detached house
- Christchurch Conservation area
- Short stroll to Sidcup High Street
- Convenient for great schools
- 3 reception rooms
- Off street parking and detached garage

## FULL DESCRIPTION

**VIDEO TOUR AVAILABLE**  
We are delighted to offer for sale this 6 bedroom Victorian detached house that offers a great combination of space and character. Stanhope Road is a highly desirable location and sits in the Christchurch conservation area only a short walk to the local high street with its variety of shops, coffee bars and restaurants. The property also offers easy access to Sidcup train station and some highly sought after schools so we feel strongly that this would be a fantastic family home for any buyer.

This home briefly comprises of: A spacious

entrance hall, a large bay fronted first reception which straight away shows off the character of this house with its fireplace and tall ceilings. There is a second reception which overlooks the rear garden, a downstairs cloakroom, a third reception which flows nicely through to a rear kitchen/diner with access to the rear garden. The first floor has a stunning master bedroom with en-suite, 3 further bedrooms and a family bathroom and the second floor landing has two further double bedrooms with one in particular offering some great views across the local area.

Externally there is off street parking to the front for several cars, a garage, front garden and a lawned rear garden.

This is a brilliant chance to purchase a beautiful Victorian house that we know will make a stunning family home.

- Entrance hall**  
**Reception one**  
17' 1" x 12' 4" (5.21m x 3.76m)  
**Reception two**  
12' 0" x 11' 5" (3.66m x 3.48m)  
**Dining room**  
14' 7" x 11' 3" (4.44m x 3.43m)  
**Kitchen**  
17' 3" x 11' 5" (5.26m x 3.48m)  
**Downstairs cloakroom**  
**First floor landing**  
**Bedroom one**  
16' 9" x 17' 6" (5.11m x 5.33m)  
**Ensuite**  
7' 3" x 5' 11" (2.21m x 1.8m)  
**Bedroom two**  
14' 11" x 11' 4" (4.55m x 3.45m)  
**Bedroom three**  
11' 11" x 11' 5" (3.63m x 3.48m)



- Bedroom four**  
10' 2" x 8' 4" (3.1m x 2.54m)  
**Bathroom**  
11' 5" x 10' 5" (3.48m x 3.18m)  
**Second floor landing**  
**Bedroom five**  
18' 11" x 18' 4" (5.77m x 5.59m)  
**Bedroom six**  
18' 11" x 11' 3" (5.77m x 3.43m)  
**Outside**

Externally there is a small front garden, off street parking for several cars and a detached garage. The rear garden is laid to lawn with small patio area..

## Additional Information

Council Tax Band G £3,078 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 39  
Potential EPC Rating 65

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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