

Total floor area 226.4 sq.m. (2,437 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Maple Leaf Drive

Sidcup, DA15 8WA

VIDEO TOUR AVAILABLE

A large 5 bedroom detached house set in a highly sought after position in the popular Hollies Development. The property is well presented and offers a great feel of space making it a fantastic family home for any buyer. The Hollies is such a popular family development due to its parkland setting, leisure centre (optional to join) and location that gives easy access to the local shops, schools and Sidcup train station. The large 5 bedroom house will be sure to get interest so your earliest appointment comes highly recommended.

Main Features

- 5 bedroom detached house
- Sought after "Hollies" development
- Easy access to Sidcup station and sought after schools
- Master bedroom with ensuite and dressing room
- Large garage with office & utility room

FULL DESCRIPTION

Offered for sale is this large 5 bedroom detached house that sits in a popular location within the highly desirable Hollies development.

The Hollies is always sought after due to its parkland setting, leisure centre (optional to join) and great location that offers easy access to Sidcup train station, local shops and some sought after schools.

This large house offers a great feeling of space and would make a fantastic family home for any

buyer. It briefly comprises of: Entrance hall, downstairs cloakroom, a rear lounge, dining room, conservatory, study/bedroom five and a 26'2 long kitchen/diner. The kitchen/diner features a separate dining area and then also gives access out into the conservatory as well as the garden. As you step out into the garden there is immediately access into the garage which also has a separate utility room and office.

The first floor of the house has a large master bedroom that features a dressing room and a spacious en-suite that features a bath and shower cubicle. The landing area has the great feature of having a mezzanine balcony that overlooks the downstairs dining room and then the first floor also features a further 3 bedrooms and a family bathroom.

Externally there is a lawned rear garden that has a great backdrop backing onto the parkland and playing fields and then there is off street parking to the front.

We strongly recommend you get in touch as soon as possible to avoid missing out.

Entrance hall

Downstairs cloakroom

Lounge

19' 7" x 13' 5" (5.97m x 4.09m)

Dining room

11' 1" x 11' 0" (3.38m x 3.35m)

Conservatory

21' 4" x 7' 0" (6.5m x 2.13m)

Kitchen/diner

26' 2" x 9' 0" (7.98m x 2.74m)

Bedroom five/study

9' 1" x 8' 4" (2.77m x 2.54m)

First floor landing

Bedroom one

10' 10" x 10' 8" (3.3m x 3.25m)

Ensuite

10' 10" x 8' 1" (3.3m x 2.46m)



Dressing Room

11' 3" x 6' 1" (3.43m x 1.85m)

Bedroom two

11' 6" x 10' 10" (3.51m x 3.3m)

Bedroom three

16' 0" x 10' 2" (4.88m x 3.1m)

Bedroom four

10' 2" x 6' 6" (3.1m x 1.98m)

Family bathroom

8' 1" x 6' 9" (2.46m x 2.06m)

Outside

Laid to lawn with patio area.

Garage 18'3 x 17'4 with separate utility room 12'9 x 5'7 and office 11'7 x 11'4

Additional Information

Council Tax Band G £3,205 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 63

Potential EPC Rating 73

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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