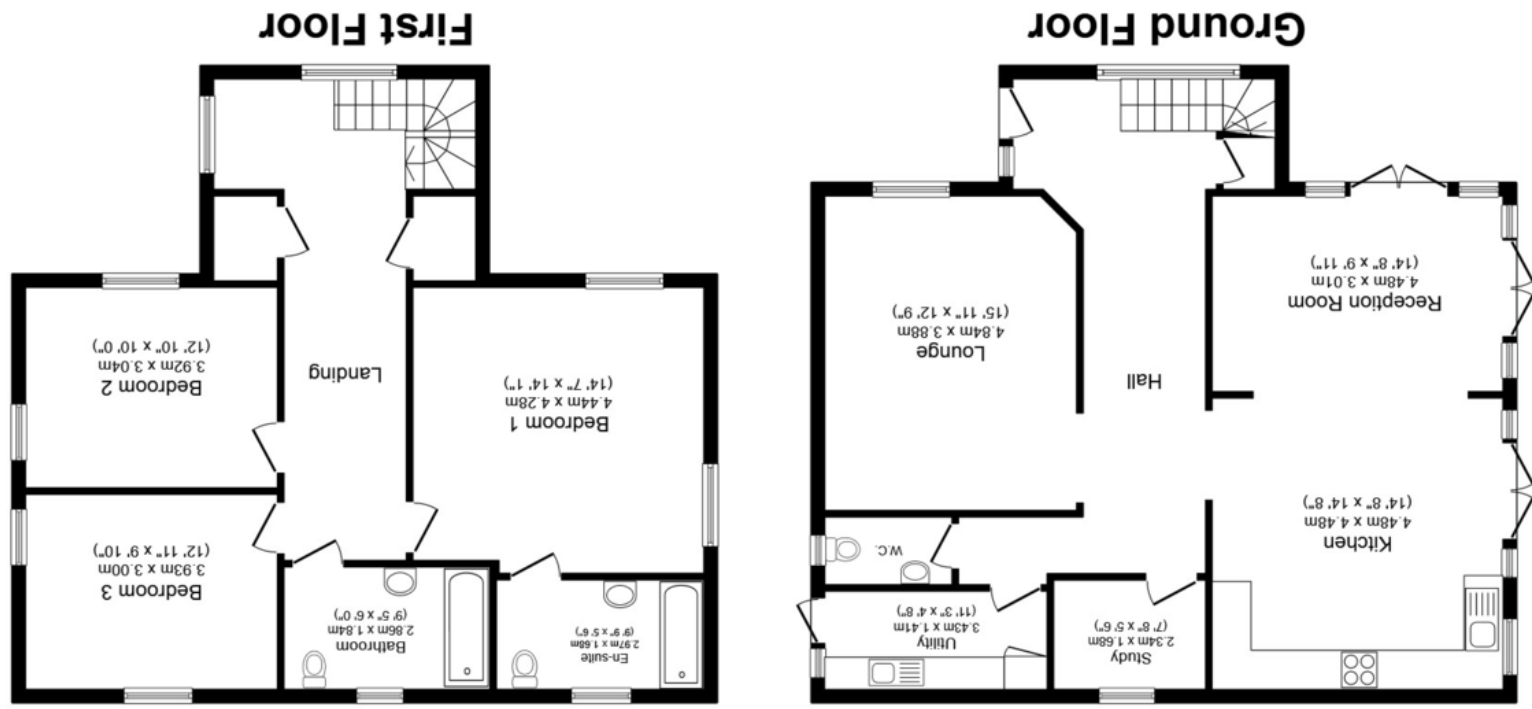


Total floor area 164.1 sq.m. (1,766 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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.localagent.com





# Hollies Avenue

Sidcup, DA15 8AX

## VIDEO TOUR AVAILABLE

A stunning 3 bedroom detached house that offers a stylish design with spacious rooms and large statement windows and in a location that offers easy access to a variety of local amenities. This modern house really stands out and we feel would make a great family home with it sitting just a short walk from the local parks, shops, some fantastic schools and Sidcup train station. \*CHAIN FREE \*

## Main Features

- Stunning 3 bedroom detached house
- Chain Free
- Short walk to Sidcup station, shops, parks and schools
- Large statement windows
- Ideal family home
- Kitchen/diner overlooking the rear garden

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market for sale is this stunning and well designed modern 3 bedroom detached house. The property really stands out with its stylish design, large rooms and statement windows that make it such a bright and spacious house.

The property is positioned in a great location in a road of just 7 houses and offers easy access to the local parks, shops, some great schools and Sidcup train station. The accommodation briefly

comprises of: A huge large hall, a spacious kitchen/diner overlooking the garden, separate lounge, utility room with w.c and also a study/office. The first floor features a stunning landing area like no other in the area as it features a huge statement window that really brings in the natural light to this house and the landing area offers plenty of space. This house was built making sure all the rooms had a good feeling of space, the large master bedroom has an en-suite and there are two further good sized bedrooms and a family bathroom.

Externally there is a lawned garden and small patio area and off street parking for a car to the front.

### Entrance hall

### Lounge

15' 11" x 12' 9" (4.85m x 3.89m)

### Second reception room

14' 8" x 9' 11" (4.47m x 3.02m)

### Kitchen

14' 8" x 14' 8" (4.47m x 4.47m)

### Study

7' 8" x 5' 6" (2.34m x 1.68m)

### Utility room

11' 3" x 4' 8" (3.43m x 1.42m)

### Downstairs cloakroom

### First floor landing

### Bedroom one

14' 7" x 14' 1" (4.44m x 4.29m)

### Ensuite

9' 9" x 5' 6" (2.97m x 1.68m)

### Bedroom two

12' 11" x 9' 10" (3.94m x 3m)

### Bedroom three

12' 10" x 10' 0" (3.91m x 3.05m)

### Bathroom

9' 5" x 6' 0" (2.87m x 1.83m)



## Outside

Rear garden laid to lawn with small patio area.  
Off street parking for a car to the front.

## Additional Information

Council Tax Band F £2,778 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 85  
Potential EPC Rating 85

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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