£985,000

Priestlands Park Road, Sidcup, Kent, DA15 7HR

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Offered to the market for the first time since built in 1984 is this modern detached four double bedroom, three-bathroom house situated in the popular Christchurch Conservation Area, just an easy walk to Sidcup train station and both Benedict House and West Lodge Preparatory Schools as well as Chislehurst and Sidcup Grammar School.

Offered with no onward chain, this attractive property features an in- out drive to the front and beautifully landscaped, well stocked gardens to the rear.

This family home has a light and airy feel and has been maintained to the highest standards and comprises, on the ground floor, a spacious entrance hall, an impressively-sized lounge with patio doors opening onto the beautiful garden that is a wildlife haven, separate dining room, kitchen/breakfast room and a separate cloakroom. There is an integral garage that, subject to planning permission, could be converted into more living accommodation.

On the first floor, the master bedroom has an ensuite bathroom and there are three further bedrooms, a Jack and Jill ensuite bathroom and another separate family bathroom.
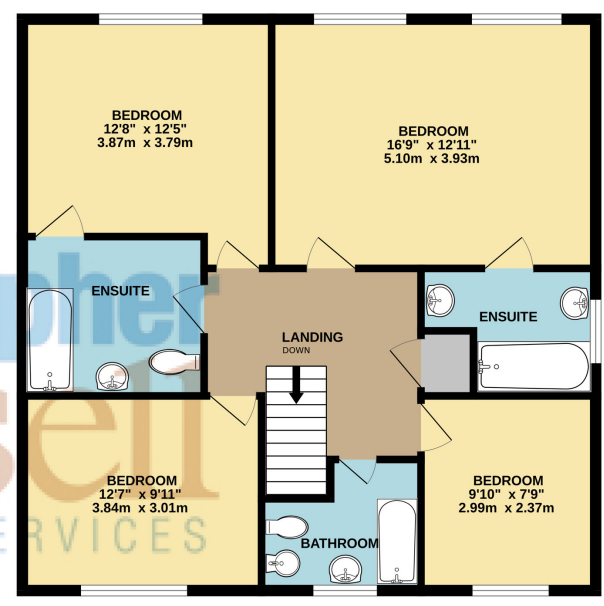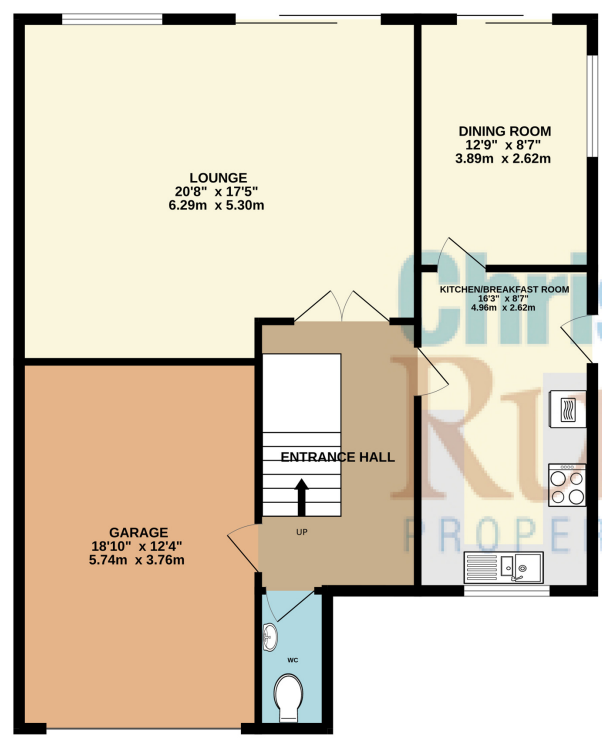
With a spacious calm feel and modern clean-lined interiors that are easy to maintain, this property would make an ideal family home.

Council Tax Band G.

GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.

1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.

LOUNGE
20'8" x 17'5"
6.29m x 5.30m

DINING ROOM
12'9" x 8'7"
3.89m x 2.62m

KITCHEN/BREAKFAST ROOM
16'3" x 8'7"
4.96m x 2.62m

ENTRANCE HALL

GARAGE
18'10" x 12'4"
5.74m x 3.76m

UP

WC

BEDROOM
12'8" x 12'5"
3.87m x 3.79m

BEDROOM
16'9" x 12'11"
5.10m x 3.93m

ENSUITE

LANDING
DOWN

ENSUITE

BEDROOM
12'7" x 9'11"
3.84m x 3.01m

BEDROOM
9'10" x 7'9"
2.99m x 2.37m

BATHROOM

TOTAL FLOOR AREA : 1867 sq.ft. (173.5 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC