



£1,300,000

White Oak Gardens, Sidcup, Kent, DA15  
8WF

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Stunning gated five double bedroom detached house situated in a sought-after road within The Hollies, which offers a short walk to Sidcup train station offered with no onward chain.

Extensively modernised, this beautiful home has been subject to a vast amount of modernisation which has been finished to an exceptionally high standard and specification.

Offering 2863 sq. ft/ 266 sq.m. of accommodation over three floors, this impressive property comprises a master bedroom suite with en suite dressing room that has bespoke fitted open wardrobes providing shelves, drawers, hanging rails, racks and other special compartments and a feature en suite bathroom featuring a walk-in shower complimented with marble tiled floor and walls.

The first floor comprises four double bedrooms, the master having a Jacuzzi bath, two with en suite shower rooms and walk in wardrobes with bespoke open fitted wardrobes, additional two bedrooms and a family bathroom.

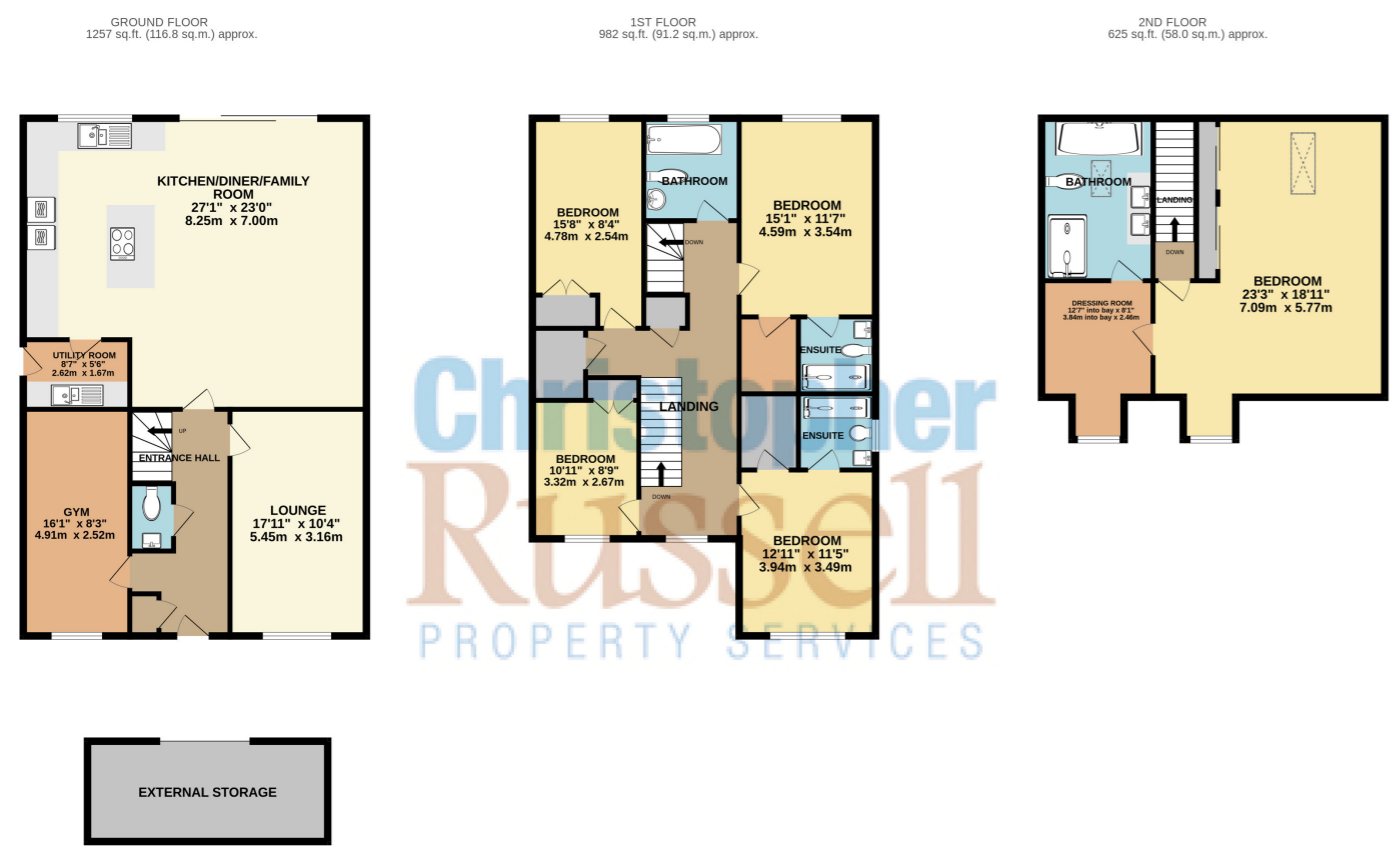
On the ground floor there are two reception rooms, one is extremely versatile to accommodate a media room, gym, office from home or playroom the other is a lovely snug reception and a beautiful open planned kitchen living/dining/family room with a separate utility room and a WC.

Approached by remote control electric operated gates to a driveway that features parking for several cars. There is a large secure cabin to the front ideal for storage of bikes and general household items.

The secluded low maintenance landscaped rear garden with a paved patio, artificial grass and composite raised flower troughs with outdoor lighting surrounded and screen with slatted fencing. There is outdoor lighting and power.

There is a compulsory Membership to The Hollies Countryside Leisure Club, with tennis courts, swimming pool, jacuzzi, well equipped gym, snooker and pool table at an annual fee of £1000.

Council Tax Band G.



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TOTAL FLOOR AREA : 2863 sq.ft. (266.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	