



Guide Price From £1,000,000
Studland Close, Sidcup, Kent, DA15
7HP

Christopher
Russell
PROPERTY SERVICES



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Guide Price From £1m to £1.1m.

Detached three bedroom, three reception, two bathroom Period house that rarely come available situated in arguably one of Sidcup's best roads within the Christ Church Conservation Area.

This beautiful character home, which is one of only three in the close has been modernised by the current owners, yet offers huge potential to extend to the side and rear elevations to a significantly larger family home.

A very short walk to Sidcup train station and a stroll from Sidcup High Street this exceptional family home is presented in very good decorative condition the property occupies a large secluded plot.

The accommodation comprises; spacious entrance hall, cloakroom WC, lounge, dining room with bi-fold doors providing access to the rear garden, reception three that is an ideal media/playroom and an open planned kitchen/breakfast room with a range of integrated appliances and complimented by granite work surfaces and boiling water tap.

There is internal access from the house to the large garage which also doubles up as a utility area.

The first floor comprises, three bedrooms and a family bathroom. The main bedroom has an ensuite shower room.

Outside there is a large resin driveway to the front providing off street parking for three cars. There is access to the large drive through garage.

The beautiful rear garden has been landscaped with resin patio and paths for low maintenance, raised koi pond, large wooden gazebo on a raised platform with outside electric points which is ideal for entertaining, a stunning garden room/cabin with power, light, heating and Wi-Fi connection. This is an ideal office from home. In addition there are garden sheds and a playhouse.

On one side is an outside WC and log store. There is secure gated access to the front.

Council Tax Band F.



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TOTAL FLOOR AREA: 2197 sq.ft. (204.1 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			