

Offers in Region of £900,000
The Grove, Sidcup, Kent, DA14 5NQ

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Unique character four bedroom semi detached house that has been modernised throughout with an incredible amount of distinctiveness.

Situated a short walk from Footscray Meadows and The Five Arches, this beautifully presented family home has a large ground floor extension that features a stunning open planned kitchen/diner/family room with bi-fold doors that lead out to an impressive secluded garden.

In addition there is a large lounge, utility room and cloakroom/WC.

There is access to a store/garage accessed either from the utility room or the front of the house that could be converted into the main houses accommodation.

On the first floor are four bedrooms and a family bathroom.

Set back from the road the driveway provides off street parking for several cars, there is access to a garage/store and side access.

The secluded rear garden extends approximately 200ft. A large patio offers offers a great space for entertaining. The rest is lawned with established planting. There are two log stores at the side of the property and a shed. A garden room which is currently used as an office, an outdoor kitchen which is perfect for the preparation of food when dining outside and a converted air raid shelter that is now a cinema/gaming room.

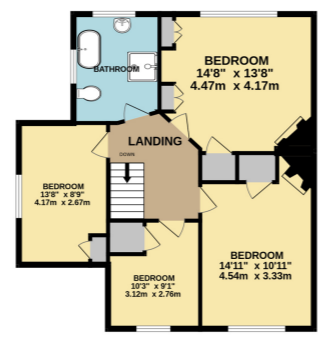
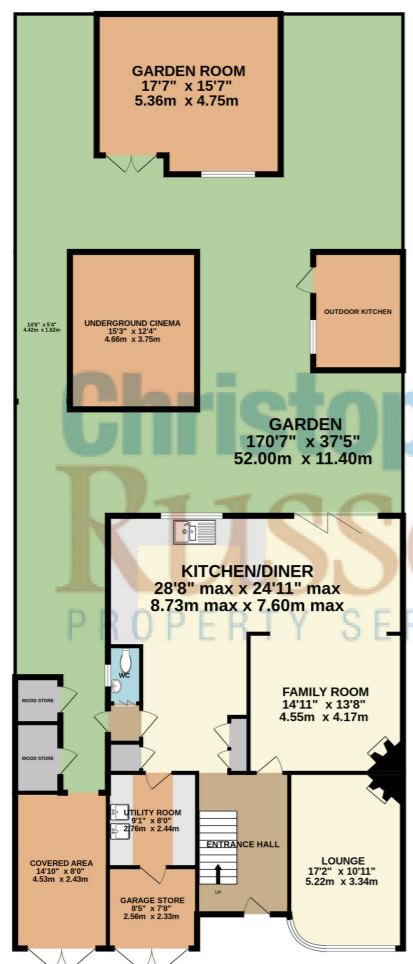
Council Tax Band F.



BASEMENT
344 SQ. FT. (31.7 SQ. M.) APPROX.

GROUND FLOOR
1893 SQ. FT. (174.3 SQ. M.) APPROX.

1ST FLOOR
708 SQ. FT. (65.3 SQ. M.) APPROX.



Christopher
Russell
PROPERTY SERVICES

TOTAL FLOOR AREA : 2735 sq.ft. (254.1 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.
Made with Metropix ©2024