



£800,000  
Copsewood Close, Sidcup, Kent, DA15  
8TN

Christopher  
Russell  
PROPERTY SERVICES



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Beautifully presented four bedroom, three bathroom detached house which rarely come to the market situated in a small cul de sac ideally located for New Eltham and Falconwood train stations.

The property has been exceptionally well maintained and features two en suite shower rooms and a separate family bathroom on the first floor that compliment the four good sized bedrooms.

The ground floor accommodation comprises, entrance hall, dual aspect lounge leading into a formal dining room. The kitchen/breakfast room features a modern fitted and integrated kitchen and provides access to the rear garden. There is a former utility room that has now been converted into an office which features bespoke fitted office furniture and a cloakroom/w.c There is access to a large integrated garage from the entrance hall, which could be converted into more living space i.e. a bedroom or another reception room.

All four bedrooms feature built in and fitted wardrobes with two bedrooms featuring modern en suite shower rooms and there are bespoke window shutters fitted to some of the rooms.

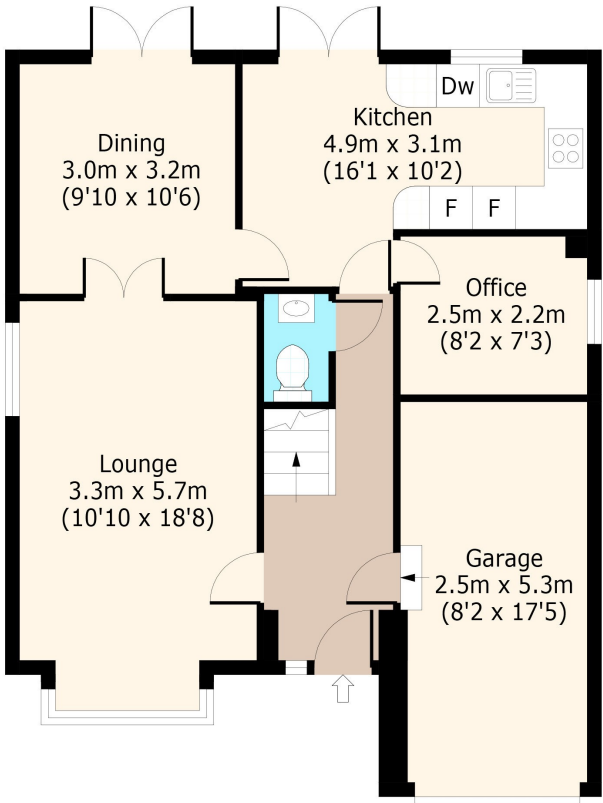
Outside are well maintained gardens. The rear garden is now well established and very secluded. There is a lovely Indian Sandstone laid patio leading onto a lawn with flower beds bordering and established Laurel hedgerow to the rear.

There is a good sized driveway to the front that provides parking for several cars and access top the integral garage. There is side access.



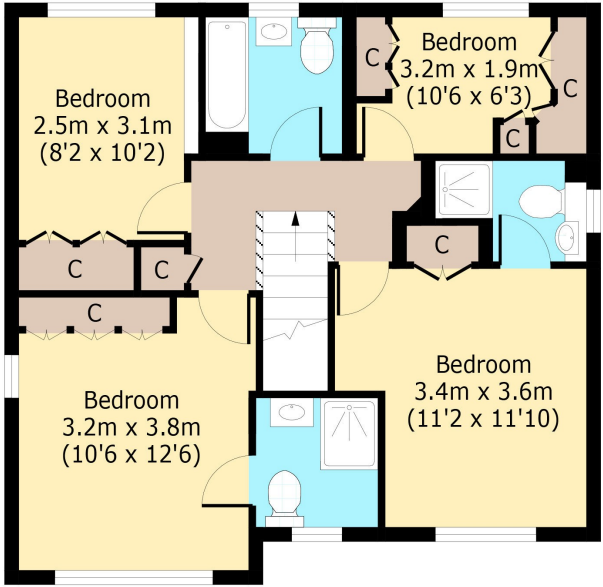
**Ground Floor**

Approx. 71.2 sq. meters  
(766 sq. feet)



**First Floor**

Approx. 58.0 sq. meters  
(624 sq. feet)



Total area: approx. 129.2 sq. meters (1390 sq. feet)  
For illustration purposes only - not to scale

