



**Guide Price £1,150,000**  
**Priestlands Park Road, Sidcup, Kent,**  
**DA15 7HJ**

**Christopher**  
**Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £1,150,000 to £1,250,000.

A magnificent beautifully presented four double bedroom period house situated in a very sought after location set within the Christ Church Conservation area which is a short walk to Sidcup train station, several preparatory schools including Benedict House, West Lodge and Merton Court as well as Chislehurst and Sidcup Grammar School.

Having been thoughtfully modernised retaining all the original features and charm, this period property has been finished to an exceptionally high standard.

This stunning family home features newly plastered walls and ceilings with coved architrave ceilings, high skirtings, log burner to the lounge with some decorative cast iron columned radiators installed, feature fireplaces, bespoke fitted kitchen, four en-suites, new pressurised heating and hot water system, modern bathrooms and shower rooms, be-spoke sash and case window shutters.

On the ground floor off the hallway is a cloakroom, access to the dry cellar with generous head height providing access to the utility area and heating systems.

Off the entrance hall is a gorgeous lounge which has access to the side garden, a large dining room which has access to the garden and a spacious kitchen/diner that gives access to the garden.

The first floor comprises, main bedroom with an en-suite feature bathroom, two additional double bedrooms both with en-suite showers and a loft conversion that features a double bedroom with an en-suite shower room. There are fitted wardrobes to the main bedroom and loft bedrooms.

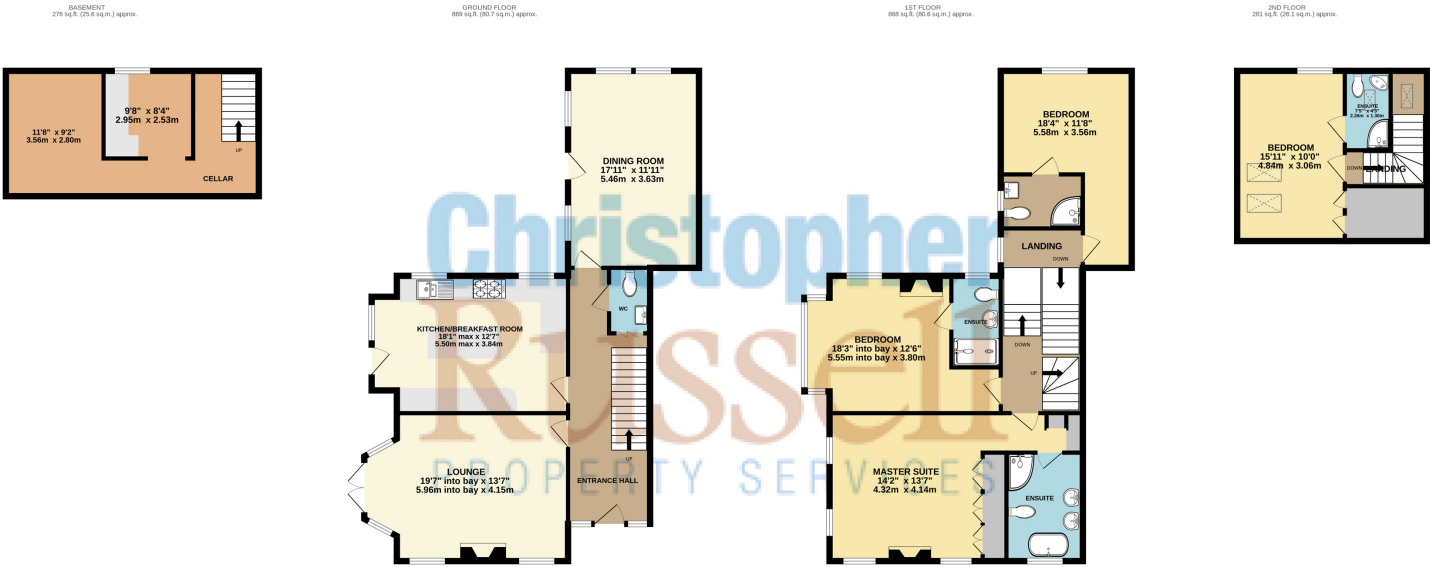
The majority of the rooms have a double aspect feature allowing light to stream through.

Outside the property is situated on corner plot with a garden to the rear and side that offers huge potential; to extend (STPP).

There is ample off street parking with an in and out driveway.

The garden in total extends approximately 120ft from the front to the rear. Laid mainly to lawn with with a wealth of established planting.

Council Tax Band G.



TOTAL FLOOR AREA : 2293 sq.ft. (213.1 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
<b>Very energy efficient - lower running costs</b> (82+) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>		55	80
<b>Not energy efficient - higher running costs</b>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	