



£830,000

Maple Leaf Drive, Sidcup, Kent, DA15 8WA

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.

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Christopher Russell Property Services

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A four-bedroom extended detached family home positioned within a small alcove, forming part of just a handful of houses in The Hollies. Ideally situated within a short walk of Sidcup train station and highly regarded schools including Chatsworth Infant School, Burnt Oak and Holy Trinity Primary Schools, and Chislehurst and Sidcup Grammar School.

The property has been exceptionally well maintained and benefits from a substantial double-storey side extension, creating a generously sized living room on the ground floor and an additional double bedroom on the first floor.

The ground-floor accommodation comprises an entrance hall, dining room, spacious living room, kitchen, utility room and cloakroom.

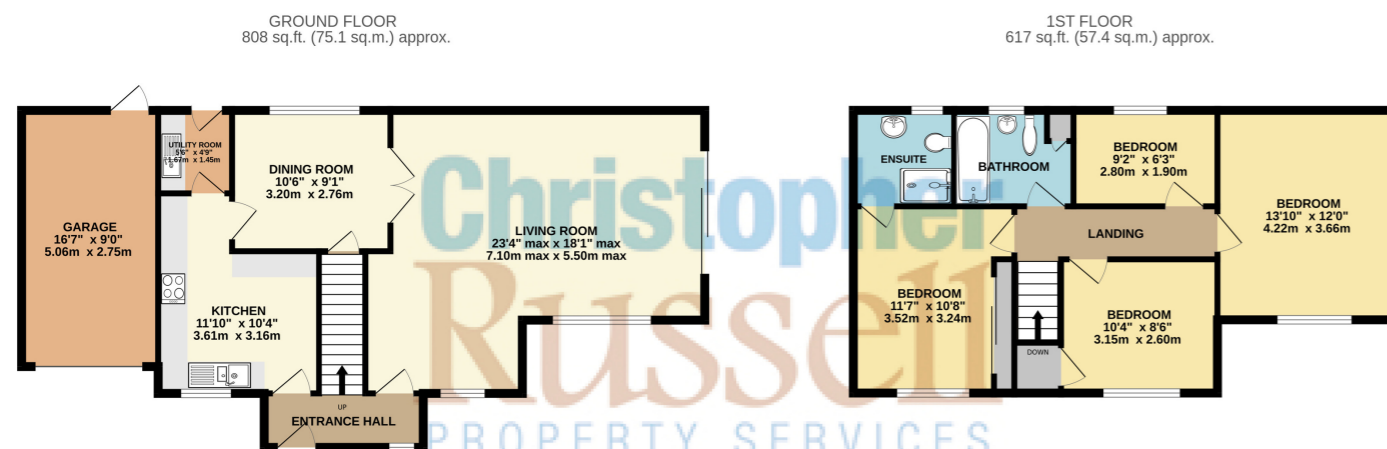
The first floor offers four bedrooms, including the main bedroom with en-suite shower room, along with a family bathroom.

Externally, the property features an attached garage, off-street parking via a private driveway and attractive rear gardens with a decked seating area and lawn.

The Hollies features The Hollies Countryside Club that for an annual household fee you have the option to join to benefit from the Swimming Pool, Gymnasium and Tennis Courts.

Council Tax Band F.

Agents Note: Material Information is available online as brochure below.



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>	70	76
(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	