



**£1,300,000**  
**Rangeworth Place, Sidcup, Kent, DA15 7JE**



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A substantial five bedroom detached house, tucked away in a private close off Priestlands Park Road.

In easy walking distance of Sidcup train station and bus routes including the Superloop to the Elizabeth Line and Bromley, the property is also well placed for a range of educational establishments including Birkbeck Primary School, Chislehurst and Sidcup Grammar School, Hurstmere School, Benedict House and West Lodge preparatory schools and Bird and Rose Bruford Colleges.

The house features a huge open plan kitchen/dining room/lounge with bifold doors overlooking the patio and rear garden. Further accommodation to the ground floor comprises an additional reception room, study, utility room and cloakroom.

To the first floor are five double bedrooms with an ensuite shower room to the master bedroom and a family bathroom with contemporary walk-in shower, bath, basin and wc.

Outside the rear garden features a substantial patio, lawn, flower beds and shed.

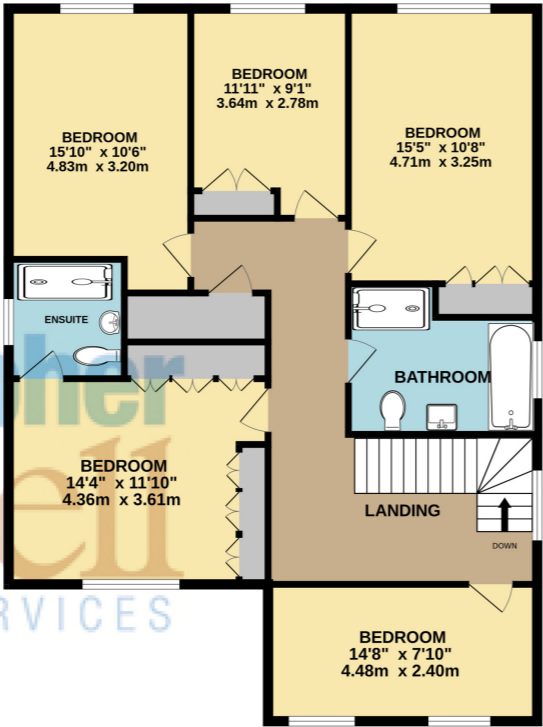
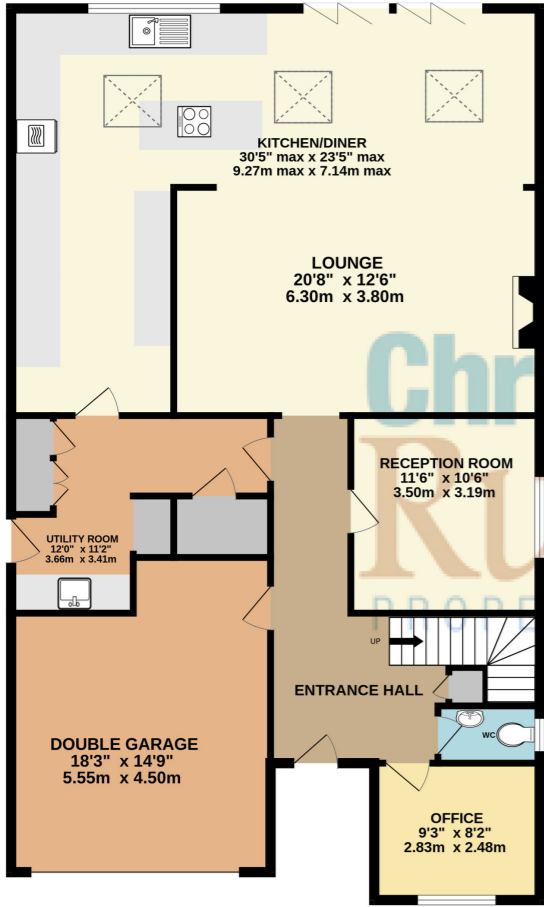
To the front is off street parking and access via a electric doors to a double garage.

Council Tax Band G.



GROUND FLOOR  
1485 sq.ft. (137.9 sq.m.) approx.

1ST FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA : 2615 sq.ft. (242.9 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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