



Guide Price £900,000
Maple Leaf Drive, Sidcup, Kent, DA15 8WA

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £900,000 to £925,000.

Stunning four bedroom detached house set in a small alcove within the popular development of The Hollies which is situated very conveniently for Sidcup train station, Chatsworth Infant, Burnt Oak, Holy Trinity Primary and Chislehurst and Sidcup Grammar Schools.

This exceptionally well presented family home has been extensively modernised and finished to a high standard. The ground floor has been extended and open planned and features a beautiful Orangery with French doors leading to a private secluded rear garden. In addition the accommodation on the ground floor comprises; lounge, open planned dining room to the kitchen/breakfast room and orangery, separate utility room, cloakroom and garage store that is accessed from the utility room and front driveway.

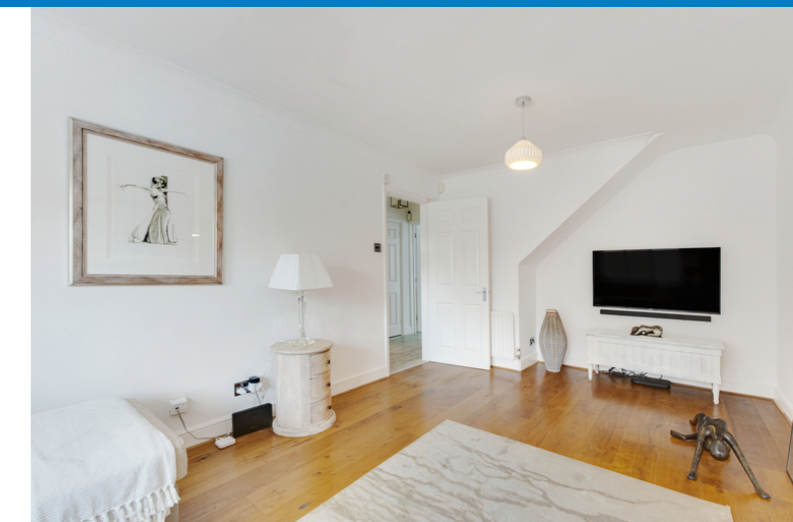
The first floor comprises, four bedrooms, en suite shower to the main bedroom and a family bathroom.

Modernised and finished to a high standard, some of the property's features are a modern fitted part integrated kitchen/breakfast room, complimented with granite work surfaces, luxury bathroom, and ensuite and window shutters were fitted.

Outside the property has off street parking for two cars and a secluded rear garden that is paved with a lawn.

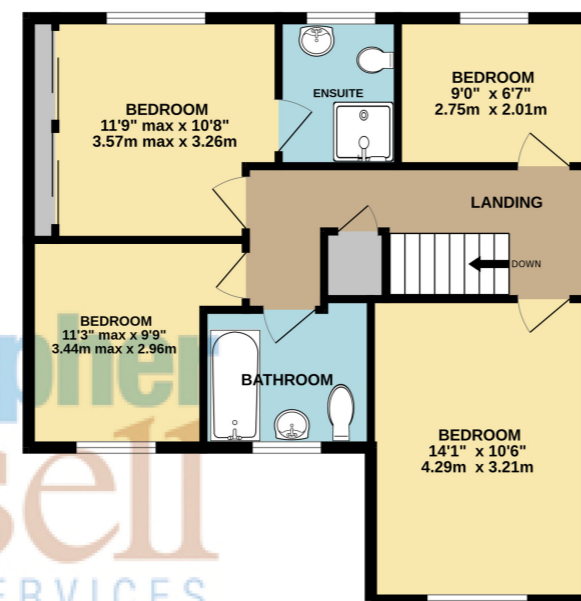
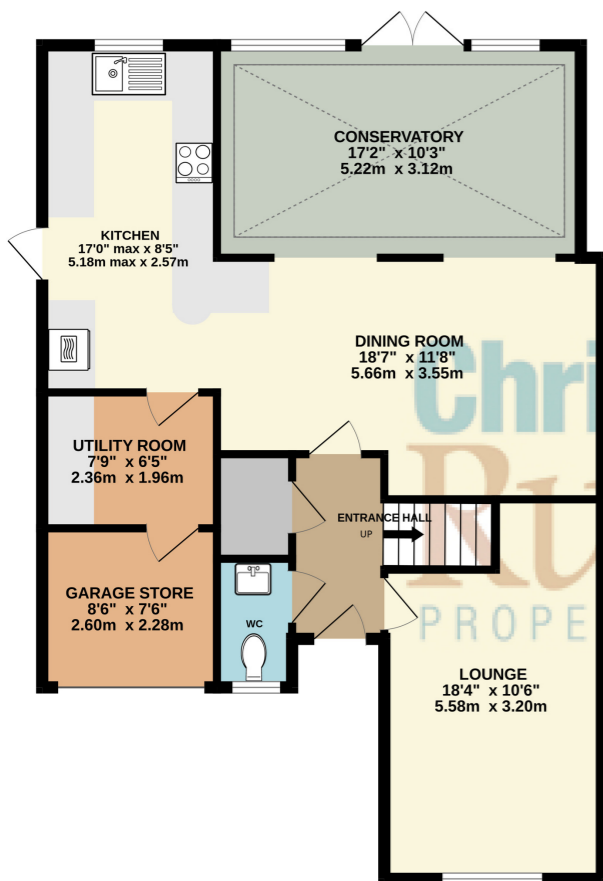
Membership to The Hollies Countryside Leisure Club, with tennis courts, swimming pool, jacuzzi, well equipped gym, snooker and pool table is available (but not compulsory) for an annual fee of £1000.

Council Tax Band G.



GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1549 sq.ft. (143.9 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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