



£900,000

Hurst Road, Sidcup, Kent, DA15 9AE

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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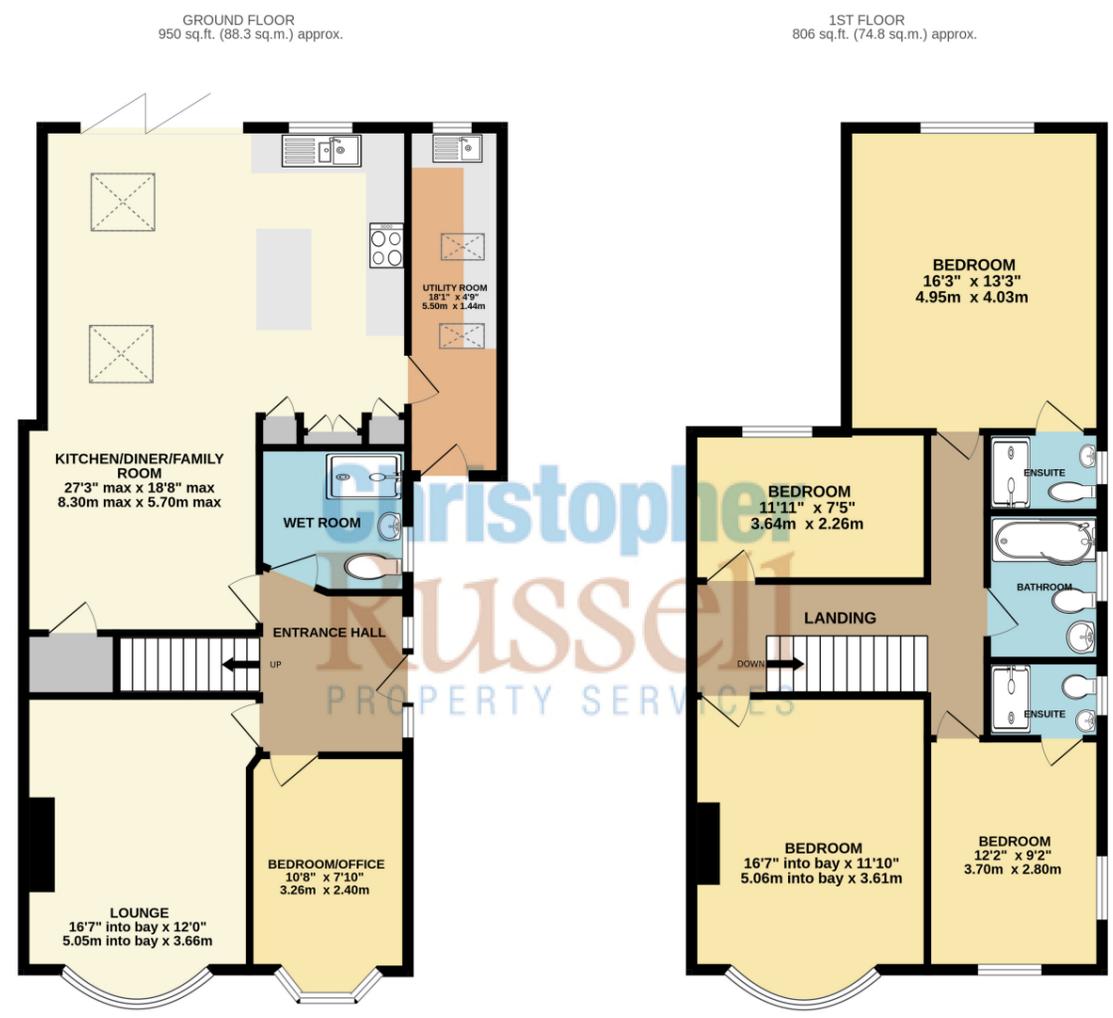
An excellent and rare opportunity to acquire a substantially extended five-bedroom four bathroom semi-detached family home, finished to an exceptional standard throughout and complemented by a genuine self-contained one-bedroom detached annex, equally appointed to a high specification. Ideally situated within walking distance of Sidcup train station and Chislehurst and Sidcup Grammar School, the property offers both convenience and versatility, making it perfectly suited to growing families or those seeking multi-generational living. The main house has been thoughtfully extended and carefully modernised to create spacious and well-balanced accommodation.

The ground floor comprises a entrance hall, a lounge, and a versatile fifth bedroom which could equally serve as a study or child's playroom. There is also a wet room and a stunning open-plan kitchen/dining/family room, designed as the central point of the home and ideal for both everyday living and entertaining. A separate, generously sized utility room provides additional practicality and offers access to both the front and rear of the property. To the first floor are four double bedrooms, including an impressive principal bedroom and second bedroom with a modern en-suite shower rooms together with a well-appointed family bathroom.

The detached one bedroom detached annex provides fully self-contained accommodation comprising a kitchenette, lounge area, bedroom and shower room. It benefits from its own separate access via the side gate, as well as access through the main garden, offering flexibility while maintaining privacy. Externally, the property benefits from ample off-street parking to the front, comfortably accommodating several vehicles. A secure side gate provides convenient access to the rear garden. The rear garden extends to approximately 100ft and has been thoughtfully landscaped to create an attractive and functional outdoor space. There is a large patio area, ideal for entertaining and al fresco dining, leading onto a well-maintained lawn. A bar area further enhances the garden's appeal, making it perfect for social gatherings, and there is direct access to the detached annex.

Tax Band E.

Agents Notes: The condition of Planning For the Annex. The use of detached building for residential accommodation hereby permitted shall at no time be occupied other than ancillary to, or in connection, with the principal use of the site at 47 Hurst Rd for residential purposes.



TOTAL FLOOR AREA: 1756 sq.ft. (163.1 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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