



# Offers in Region of £850,000

## Oaklands Avenue, Sidcup, Kent, DA15 8NB

**Christopher Russell**  
PROPERTY SERVICES



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A stunning extremely spacious four/five double bedroom semi detached house that must be viewed to be fully appreciated.

The accommodation, which offers 2186 sq ft in floor space, comprises; entrance hall, large main reception room with doors overlooking the patio and garden, second reception room, double bedroom, which would also make an ideal office, open plan kitchen/breakfast room, cloakroom, utility room and brick built conservatory which is currently used as the dining room.

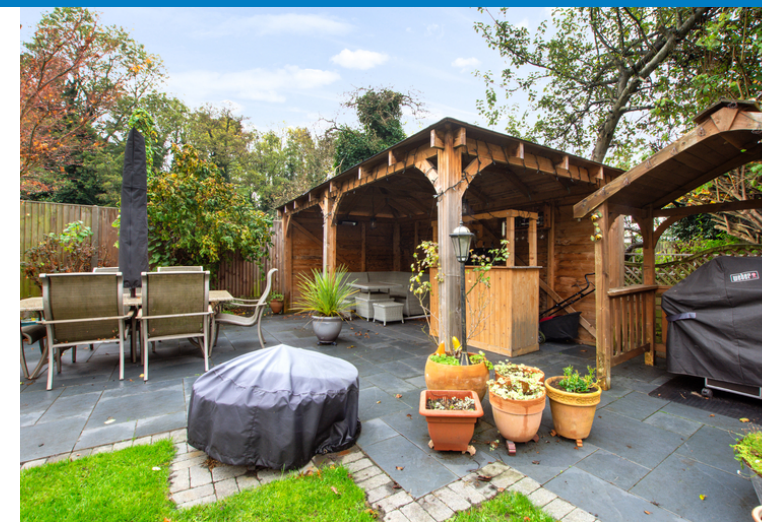
The first floor comprises four double bedrooms, with en-suite shower rooms to the master and second bedrooms, together with the family bathroom.

Situated in a very popular location with a fantastic rear outlook on to Holly Oak Wood Park, this beautiful family home has been significantly extended and finished to a very high standard.

The property features fitted Sharps wardrobes and bedroom furniture where fitted, air conditioning to some of the rooms, recently modernised luxury bathroom and shower suites, oak flooring, doors and architrave and a modern fitted kitchen complimented with granite worksurfaces,

The beautifully landscaped rear garden features an entertainment area with a Dunster House gazebo with electric wall heaters and lighting and a covered barbecue area.

Council Tax Band E.



GROUND FLOOR  
1295 sq.ft. (120.3 sq.m.) approx.

1ST FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 2184 sq.ft. (202.9 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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