



**Offers in Excess of £1,300,000**  
**Christchurch Road, Sidcup, Kent, DA15 7HQ**

**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

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An exceptional six double bedroom detached residence extending to an impressive 264.1 sq m (approximately 2,843 sq ft) of beautifully appointed accommodation arranged over three floors, situated within the highly sought-after Christ Church Conservation Area and finished to an outstanding specification throughout.

This stunning family home has been fully modernised and thoughtfully reconfigured to provide contemporary open-plan living, perfectly suited to modern lifestyles. The ground floor offers a superb flowing layout featuring an impressive open-plan kitchen/diner and family room, ideal for entertaining, together with a separate formal lounge.

A utility room and cloakroom complete the ground floor accommodation.

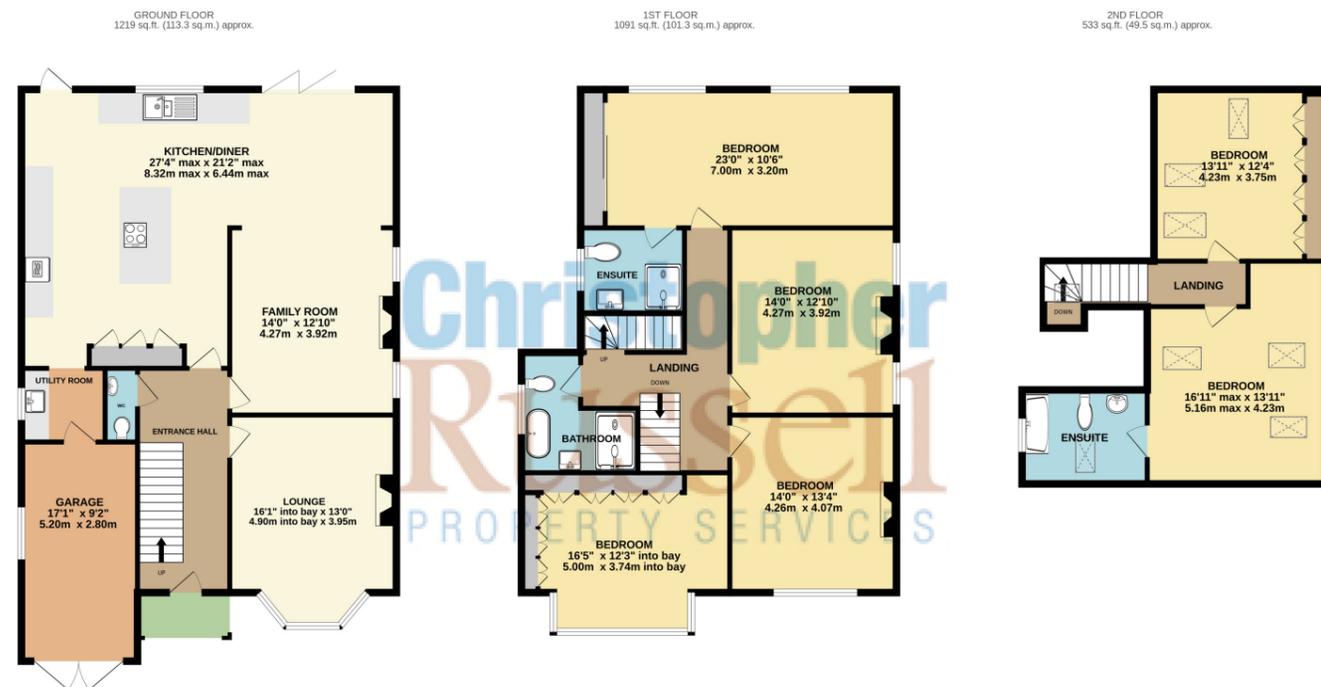
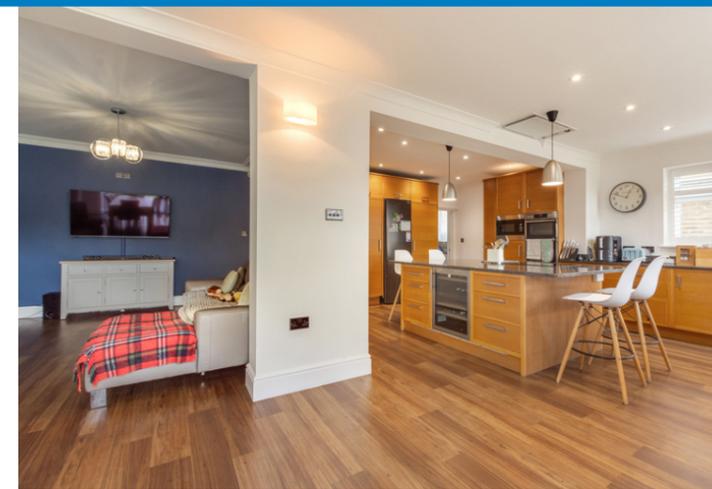
To the upper floors are six well-proportioned bedrooms arranged over two levels, including two en-suite shower rooms, in addition to a beautifully appointed family bathroom, providing generous and versatile space for growing families.

Externally, the property enjoys a landscaped and secluded south-facing rear garden extending over 100ft.

To the front, a large driveway provides ample off-street parking. Ideally positioned within easy reach of Sidcup train station and local amenities, this magnificent home successfully combines character, space and high-end modern living.

Council Tax Band G.

Agents Note: Material Information is available online as brochure 2 below.



Christopher  
Rothwell  
PROPERTY SERVICES

TOTAL FLOOR AREA: 2843 sq.ft. (264.1 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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