



Offers in Excess of £1,250,000

White Oak Gardens, Sidcup, Kent, DA15 8WE

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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Impressive five double bedroom, three bathroom detached house situated on a corner plot within The Hollies Development, which is ideally situated for Sidcup train station, excellent Preparatory, Primary and Grammar Schools.

This stunning family home has been subject to a considerable amount of modernisation, finished to an exceptionally high standard.

Completely remodelled the property comprises a large entrance hall, open planned kitchen/diner and family room, lounge, utility room, conservatory which has a warm roof on it and is currently used as an office, children's playroom and a cloakroom on the ground floor. On the first floor are five double bedrooms, the master bedroom has a hidden dressing room/wardrobe area plus an en suite shower room, There is another en-suite to the second bedroom and a family bathroom.

The comprehensive refurbishment has been completed to an exceptionally high specification and detail.

Outside the driveway provides off street parking for three cars and there is access to the garage.

The gardens that wraps around the property have been well maintained and are established.

There is a non compulsory option to become a member of The Hollies Leisure Centre with its own swimming pool, gymnasium and tennis courts.

Council Tax Band G.



TOTAL FLOOR AREA: 2290 sq.ft. (212.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		