



**Guide Price £850,000**  
**Acacia Way, Sidcup, Kent, DA15 8WW**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £850,000 to £875,000

Four bedroom detached house situated in a secluded cul de sac in The Hollies development which is ideally located for Sidcup train station, Chatsworth infant, Burnt Oak Primary, Holy Trinity Primary and Chislehurst and Sidcup Grammar School.

Offered with no onward chain, this newly decorated family home comprises; entrance hall, cloakroom/w.c, dual aspect lounge, separate dining room, large conservatory and kitchen/diner on the ground floor with four bedrooms, en suite shower room to the main bedroom and a family bathroom on the first floor.

Adjacent to the property is a tandem garage that has the potential to be converted into additional living space and there is also potential to extend to the side and rear subject to the necessary consents.

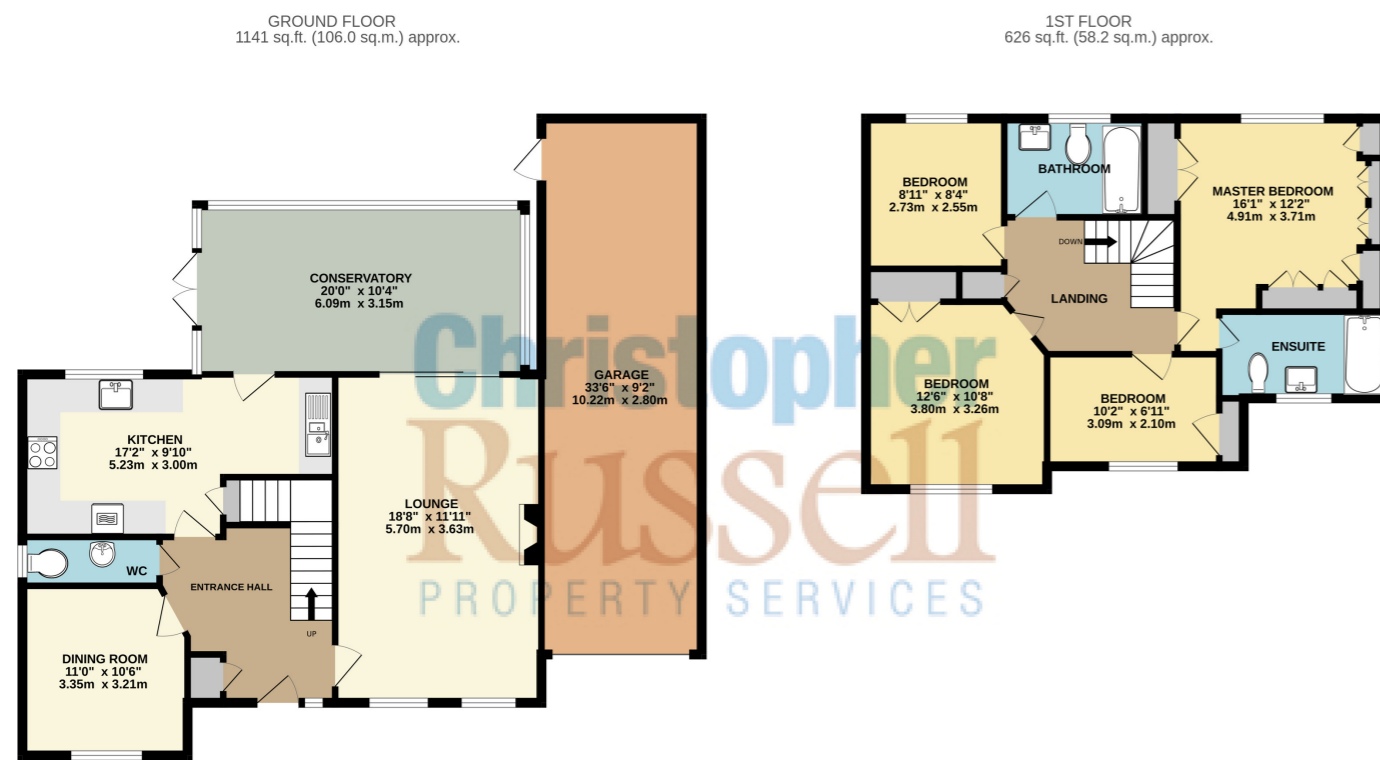
The property features a modern fitted kitchen with a range of integrated appliances, modern cloakroom, en suite and bathroom, gas central heating and double glazing.

There is ample off street parking on the large front driveway, access to the tandem garage which has light and power can be accessed from the driveway and the rear garden.

The rear garden is not overlooked and backs onto Willersley Park. The garden features a large L shaped patio and lawn.

The Hollies has a leisure club for the exclusive use of the residents, which includes a swimming pool, two tennis courts, gym, snooker table and pool table. The compulsory membership cost for all households is currently £1,000 per annum.

Council Tax Band G.



TOTAL FLOOR AREA: 1767 sq.ft. (164.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	