



Guide Price £775,000
Blackfen Road, Sidcup, Kent, DA15 9NP

**Christopher
 Russell**
 PROPERTY SERVICES



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Guide Price £775,000 to £800,000.

Stunning Four Double Bedroom Semi-Detached Home –

Fully Extended and Refurbished to an Exceptional Standard Offering an impressive 2080 sq. ft (193.3 sq. m) of beautifully presented living space across three floors, this extended four-bedroom semi-detached house has been fully refurbished to an exceptional standard, blending contemporary design with high-end finishes throughout.

Beautifully presented throughout, the accommodation comprises a spacious entrance hall, a comfortable lounge, and a stunning open-plan kitchen/diner/family room on the ground floor, along with a separate utility room and a cloakroom. On the first floor, there are three generous double bedrooms, including one with a luxurious en-suite shower room, as well as a contemporary family bathroom. The second floor features a further large double bedroom with its own en-suite shower room, offering privacy and flexibility for guests or family members.

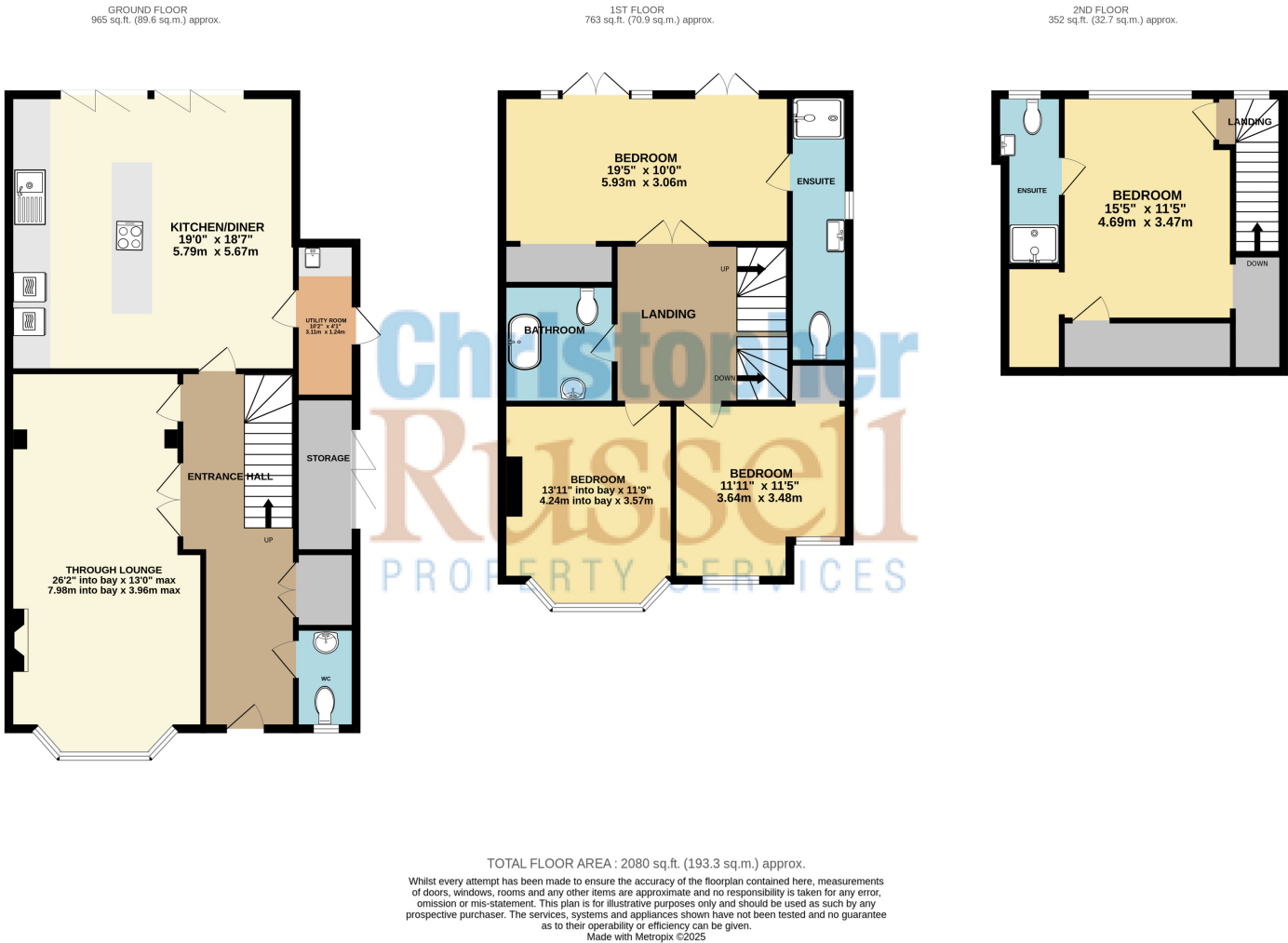
The property boasts a bespoke solid oak staircase and a stunning two-toned luxury fitted kitchen, complete with a central cooking island, integrated appliances, and taps providing instant boiling and filtered water. Bi-fold doors with one way glass seamlessly connect the kitchen/family room to the rear garden, creating a perfect indoor-outdoor living space. The luxury-fitted bathrooms and en suites are finished to a high specification, while the main bedroom benefits from a walk-in wardrobe, twin full-length windows, and double doors opening onto a Juliet balcony with views over the rear garden.

In addition the property is fully alarmed with zoning that isolates upstairs and downstairs, CCTV, intercom entry system and electric car charging point.

Externally there is off street parking for three cars on the front driveway and a landscaped rear garden featuring a porcelain tiled patio and artificial grass.

Council Tax Band F.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(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		