



£1,150,000

Church Avenue, Sidcup, DA14 6BU

Chattertons

EST 1893

Beautiful Edwardian House

Located moments from Sidcup High street with a wide variety of shops and eateries all available on foot and nestled along a no through road is this striking Edwardian detached house with the ultimate summer house. The main house has 4 bedrooms, 2 bathrooms, 2 large receptions and good size kitchen diner, the property has excellent potential for extension and wall removal to create what would be a monster sized open plan room facing on to the beautifully secluded garden. The house has some lovely touches including the fireplaces and double glazed sash windows. To the front is a driveway allowing for 3 cars to be parked and at the end of the garden is the summer house which is detached and offering great space with a vaulted ceiling. Perfect family home.



Striking Edwardian detached house
Great location moments from Sidcup high street
No through road
4 bedrooms
2 large receptions

Entrance Hall 11' 4" x 5' 11" (3.45m x 1.80m)
Spacious, carpet

Lounge 18' 1" x 13' 1" (5.51m x 3.98m)
Double glazed rounded bay sash window, 2 radiators, beautiful fireplace, carpet

Dining Room 14' 0" x 13' 1" (4.26m x 3.98m)
Double glazed French doors to the garden, radiator, fireplace, carpet

Kitchen Diner 22' 6" x 11' 0" (6.85m x 3.35m)
Double glazed window to the rear, double glazed window to 2 sides, door to the garden, fitted wall and base units with laminated work surface, enamel single drainer sink unit with mixer taps and 1.5 bowl, range master oven with extractor hood, integrated dishwasher, gas stove, tiled walls and floor

Ground Floor shower room
Fully tiled shower cubicle, low level wc, wash hand basin with mixer taps, tiled floor, column radiator

Stairs to the first floor
Carpet, window to the side

Bedroom 1 14' 10" x 13' 2" (4.52m x 4.01m)
2 double glazed sash windows, column radiator, fireplace

High ceilings
Fireplaces
Beautifully secluded garden
Fantastic detached summer house
Parking for 3 cars

Bedroom 2 14' 0" x 13' 2" (4.26m x 4.01m)
2 double glazed windows, column radiator, fireplace

Bedroom 3 13' 8" x 10' 11" (4.16m x 3.32m)
Double glazed window, column radiator, fireplace carpet

Bedroom 4 11' 3" x 8' 9" (3.43m x 2.66m)
Double glazed sash window, wardrobes, radiator, carpet

Bathroom
Double glazed window, free standing bath with mixer taps and shower attachment, dual wash hand basins with mixer taps, column radiator

Separate WC
Double glazed sash window, high level flush toilet

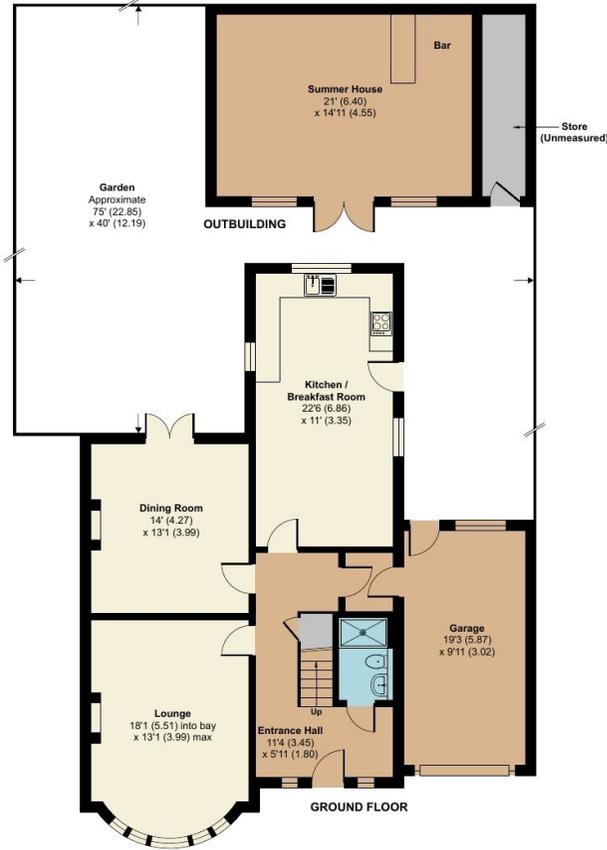
Rear Garden 75' 0" x 40' 0" (22.84m x 12.18m)
Block paved patio area with pathway, laid to lawn, mature plants and trees make the garden very secluded

Summer House 21' 0" x 14' 11" (6.40m x 4.54m)
Detached and attractive with outside lighting, very spacious inside with bar area, 3 electric wall mounted heaters, spotlights, outside decked verandah, extra covered space to the side ideal for bbq and chilling.

Garage 19' 3" x 9' 11" (5.86m x 3.02m)
Electric up and over door, combi boiler and mega flow

Driveway
With parking for 3 cars





Church Avenue, DA14

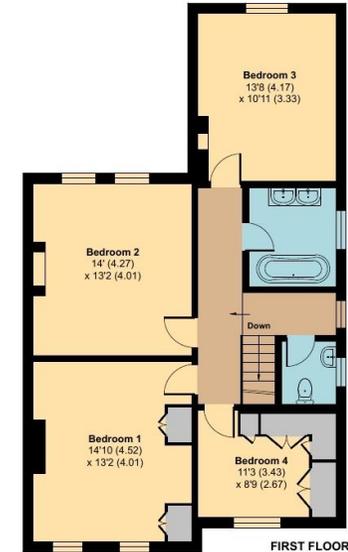
Approximate Area = 1760 sq ft / 163.5 sq m (excludes store)

Garage = 193 sq ft / 17.9 sq m

Outbuilding = 315 sq ft / 29.2 sq m

Total = 2268 sq ft / 210.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1101113

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