



**Eaton Road, Sidcup, DA14**  
 Approximate Area = 2552 sq ft / 237 sq m (includes garage)  
 For identification only - Not to scale





# Eaton Road

Sidcup, DA14 4PE

A large 8 bedroom, 3 reception room detached house that would make a fantastic purchase for any large family. Occupying a CORNER PLOT POSITION, this house offers spacious rooms with a great flow, a secluded rear garden and plenty of off street parking. \*CHAIN FREE\*

## Main Features

- 8 bedroom detached house
- 3 reception rooms
- Corner plot location
- Chain Free
- Fantastic family home
- Master bedroom with ensuite incorporating jacuzzi bath, shower & sauna
- 2 bedrooms with ensuite cloakrooms
- Secluded rear garden with covered entertaining area
- Garage & off street parking
- Easy access to train station shops and sought after schools

## FULL DESCRIPTION

A chance to purchase this large 8 bedroom detached house that would make a fantastic purchase for anyone looking for a large family home. The house occupies a corner plot location and is well presented throughout offering a great flow and some stunning selling points. It briefly comprises of: a large entrance hall, a main reception room that flows beautifully through to the kitchen giving a great open plan feel perfect for those who like to entertain or have a large family. The kitchen then leads on into a dining room and on into the second reception which is currently being used as the lounge. There is a utility room, integral access to the garage, a downstairs shower room and a large conservatory that overlooks the rear garden.

The first floor has a master bedroom with a stunning ensuite featuring a jacuzzi bath with waterproof tv, shower and sauna, two further bedrooms with ensuite cloakrooms and 5 further bedrooms and a main family bathroom.

Externally there is a good sized secluded rear garden with covered entertaining area, garage and plenty of off street parking to the front.

This is a chance to purchase what is an extensive detached house, perfect for a large family. It offers easy access to the local train station, shops and some highly sought after schools. Internal viewing is a must so as to appreciate what this house has to offer. "Chain free"

## Entrance hall

### Reception one

22' 8" x 13' 8" (6.91m x 4.17m)

### Reception two

22' 5" x 10' 11" (6.83m x 3.33m)

### Dining/breakfast room

11' 2" x 8' 8" (3.40m x 2.64m)

### Utility room

9' 0" x 7' 0" (2.74m x 2.13m)

### Kitchen

10' 6" x 10' 6" (3.20m x 3.20m)

### Conservatory

14' 6" x 9' 11" (4.42m x 3.02m)

### Downstairs shower room

### First floor landing

### Bedroom one

15' 11" x 11' 0" (4.85m x 3.35m)

### Ensuite bathroom/shower room

11.11' x 8' 9" (3.63m x 2.67m)

### Bedroom two

13' 9" x 11' 7" (4.19m x 3.53m)

### Ensuite wc

### Bedroom three

13' 9" x 10' 7" (4.19m x 3.23m)

### Ensuite wc

### Bedroom four

11' 0" x 9' 11" (3.35m x 3.02m)

### Bedroom five

11' 0" x 8' 9" (3.35m x 2.67m)

### Bedroom six

10' 10" x 8' 10" (3.3m x 2.69m)

### Bedroom seven

8' 9" x 8' 1" (2.67m x 2.46m)

### Bedroom eight

8' 2" x 7' 9" (2.49m x 2.36m)

### Family bathroom

### Separate wc

### Outside

Rear garden approximately 90' x 60' (27.44m x 18.28m)

Integral garage 20' 1" x 9' 0" (6.12m x 2.74m) to the front and off street parking for 4 to 5 cars.

## Additional Information

Cherry wood Dining/Snooker/table tennis table with 8 Bolero leather chairs included in sale.

Bianco Sardo Granite floor throughout ground floor, except in the carpeted lounge.

Rangemaster professional range & American style Samsung fridge/freezer, and all other integral appliances to remain.

Black granite kitchen worktops.

Master en-suite has waterproof TV at the end of the jacuzzi bath.



Brazilian hardwood decking to the rear of the property. Commercial grade 'Body Solid' multi gym in garage to remain. Garden furniture included in sale.

Driveway construction "Staffordshire pink stone" on stable "x-grid" system (SUDS).

Hardwired smoke alarm system on 1st floor (3 x linked 240v sensors). 25 year Warranty (to 09/11/2031) on "High-Tech" high grade PVC flat roof system to flat roof areas. (see hightechroofingmembrane website - domestic & commercial).

BONUS ROOM - Habitable loft room (built as per planning & building regs inc. stairs as planned to loft ref: 03/00050/FUL). It has 4 Velux windows and 9x2 inch floor joists - room currently used for storage and accessed by loft ladder. Suitable Space for Staircase on landing, if habitable room is required.

All bedroom furniture to remain. "commencement has taken place for a 4.5m x 4m Orangery conservatory/extension to the rear of the Dining room and so the planning permission (04299/FUL) is "kept alive indefinitely".

## Additional Information

Council Tax Band F £2,943 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 58

Potential EPC Rating 75

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. D612