



Cherrydown Road, Sidcup, DA14

Approximate Area = 1839 sq ft / 170.8 sq m
 Garage = 264 sq ft / 24.5 sq m
 Outbuilding = 72 sq ft / 6.6 sq m
 Total = 2175 sq ft / 201.9 sq m

For identification only - Not to scale



Cherrydown Road

Sidcup, DA14 4PF

A truly stunning 4 bedroom extended chalet house, presented to a high standard by the current owners and featuring a large rear open plan kitchen/diner that flows into a lounge with media wall. The garden features a rear garden room perfect for entertaining with a bar and pool table. The house sits just a short walk from the local train station, shops and some highly sought after schools.

Main Features

- Stunning 4 bedroom extended chalet house
- Lounge with media wall
- Rear open plan kitchen/diner
- Rear garden room ideal for entertaining
- Internal viewing a must!!!
- Short walk from Sidcup station
- Convenient for highly sought after schools
- Off street parking for several cars

FULL DESCRIPTION

This is an incredible house that has been well extended and presented to such a high standard throughout, making it an amazing family home and presented to a standard that you could simply move straight in with no work needed.

The house is located just a short walk from the local train station, shops and schools and internal viewing is a must to really appreciate all this incredible house has to offer. It briefly comprises of: entrance hall, a large bay fronted lounge and a truly stunning open plan living area

that consists of a beautiful kitchen/diner with centre island, flowing into a further lounge with stylish media wall. The kitchen overlooks the rear garden and also flows into a utility room with side access. The ground floor also has a downstairs shower room.

The first floor has 4 good sized bedrooms and a family bathroom.

Externally there is a well designed rear garden with the huge bonus of a well built garden room perfect for entertaining and is currently set up with a bar and pool table.

There is parking for several cars to the front all making this an incredible family home.

Entrance hall

Front lounge

19' 11" x 18' 7" (6.07m x 5.66m)

Lounge/TV room

15' 0" x 11' 5" (4.57m x 3.48m)

Downstairs shower room

Kitchen/diner

29' 8" x 18' 8" (9.04m x 5.69m)

Utility room

Downstairs wc

First floor landing

Bedroom one

15' 5" x 11' 9" (4.7m x 3.58m)

Bedroom two

14' 3" x 11' 9" (4.34m x 3.58m)

Bedroom three

12' 1" x 8' 10" (3.68m x 2.69m)

Bedroom four

11' 9" x 7' 6" (3.58m x 2.29m)

Bathroom



Rear garden

65' 0" x 37' (19.81m x 11.28m)

Garden room/bar

22' 0" x 12' 0" (6.71m x 3.66m)

Storage room

12' 0" x 6' 0" (3.66m x 1.83m)

Parking

Off street parking to the front for several cars.

Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 62

Potential EPC Rating 76

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.
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