



The Drive, Sidcup  
Offers in Excess of £815,000

Harpers & Co



# The Drive



IMMACULATE CONDITION | SOUGHT AFTER LOCATION |  
BESPOKE 280 SQ FT 3D CINEMA ROOM WITH BAR & AIR-CON  
| OFF STREET PARKING FOR 3 PLUS VEHICLES | GARAGE |  
UNIQUE 22ft ENTRANCE VESTIBULE | ORIGINAL FEATURES

An absolute gem and credit to the current owner who has combined period features and modern to perfectly weave this mix to provide a luxurious home.

The current owner has taken a no expense spared attitude to every aspect of this stunning home, retaining many period features and outstanding quality fitments.

## Entrance Vestibule 22' 0" x 6' 3" (6.70m x 1.90m)

Glass roofed (orangery effect) entrance vestibule with engineered walnut wood flooring, exposed brick wall to one side and rendered contemporary look to the other. Multi-paned door to lounge. Stripped internal entrance door with stained glass leaded lights leading to entrance hall. Double French doors to rear garden with side and overhead windows. Chandelier to ceiling. PIR alarm sensors. Door to garage and door to utility room housing washing machine and tumble dryer and storage units (appliances untested).

## Lounge 21' 3" x 17' 1" (6.47m x 5.20m)

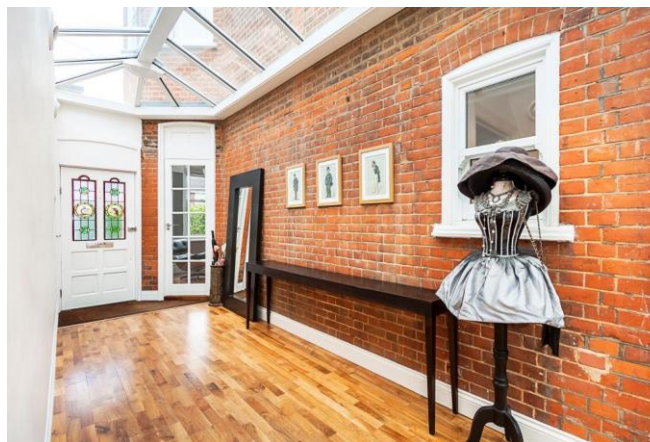
Double glazed, four paned sash corner bay window to front and additional double glazed window to front. Door to entrance vestibule. Open feature fireplace. 3 column style radiators. Dado rail. Picture rail. Walnut flooring throughout. Cornice ceiling with centre ceiling rose. Original cornicing and high skirting boards throughout.

## Dining area 14' 8" x 5' 9" (4.47m x 1.75m)

Double glazed French doors to garden. Wood flooring throughout with underfloor heating. Zoned breakfast bar area with bronze style wall mounted mirror with retro bronze lighting. Range of modern white gloss bespoke kitchen cabinets with soft closing doors and opaque glass fronted floor units.

## Kitchen 14' 7" x 6' 4" (4.44m x 1.93m)

Double glazed window to rear. Double glazed door to side. Range of luxury white wall and base units with work surfaces over. Nef 5 ring





induction hob with Italian designer Elica wall mounted extractor fan. Nef under counter integrated fridge, 2 x Nef ovens, Nef dishwasher. Stainless steel clear-water basin with opaque designer glass drainer. LED lights to ceiling. UPVC french doors open to garden and side door to courtyard.

**Downstairs Bathroom** 6' 7" x 7' 4" (2m x 2.23m)

Double glazed sash window. Large designer bath with shower attachment and large Villeroy & Boch vanity unit with mixer tap, storage and drawer units. Wall mounted Villeroy Boch WC. Chrome ladder style radiator. Brick feature wall. Tiled flooring with underfloor heating.

**Master Bedroom** 17' 7" x 14' 7" (5.36m x 4.44m)

Double glazed 5 panel sash corner bay window to front and additional double glazed window to front. Built-in 5 door pine wardrobes with locker cupboards above. Column radiator. Carpet. Cornice ceiling. Original cornicing and high level skirting boards.

**Bedroom 2** 12' 3" x 7' 10" (3.73m x 2.39m)

Double glazed window with garden views. Built-in triple wardrobe with drawers. Built-in bookshelves. Column radiator. Walnut effect flooring. LED Spotlights to ceiling.

**Bedroom 3** 14' 0" x 6' 4" (4.26m x 1.93m)

Double glazed window with garden views. Built-in TV/gaming system with surround sound speakers. Radiator. Dark oak effect laminate flooring. Coved ceiling.

**Bedroom 4** 9' 9" x 6' 10" (2.97m x 2.08m)

Two double glazed sash windows to side. Carpet. Dado rail. Cornice ceiling. Could easily become an en-suite serving the master bedroom 1.

**Shower Room**

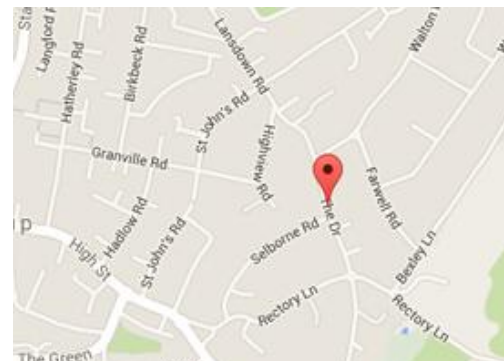
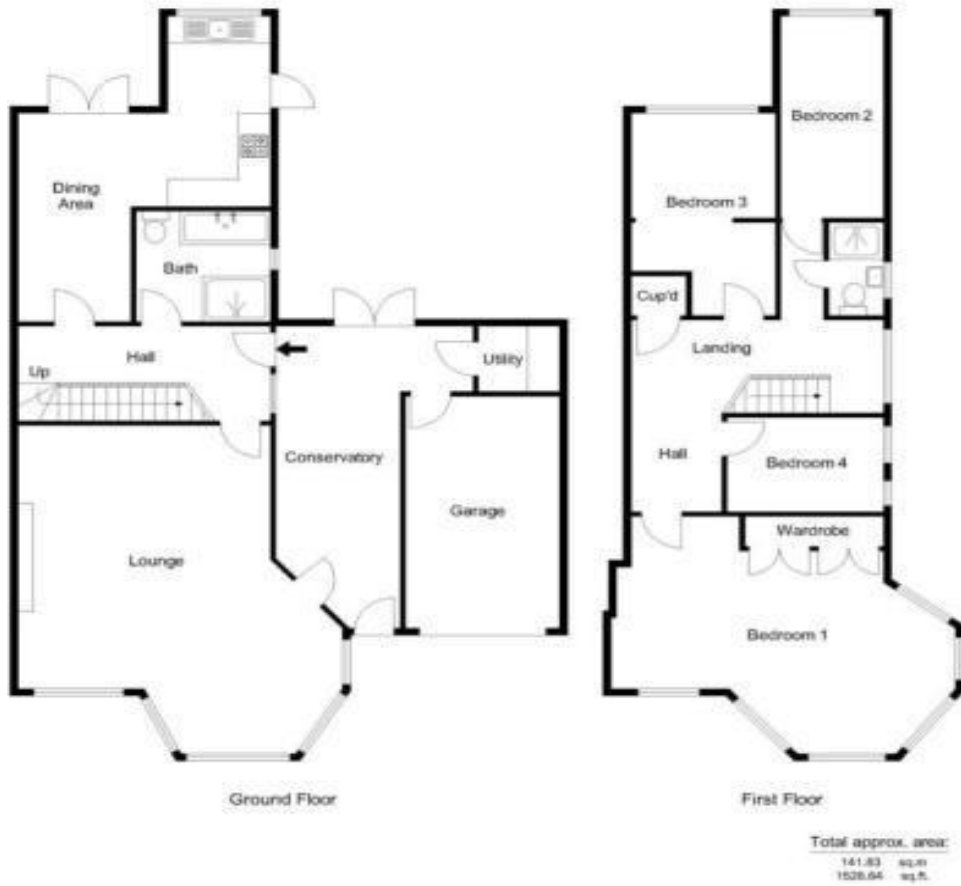
Double glazed sash window to side. Fully Travertine tiled shower cubicle. Wash hand basin. Close coupled wc. Chrome ladder style radiator. Tiled flooring with underfloor heating. Spotlights to ceiling and extractor.

**Rear Garden** 18' 4" x 15' 1" (5.6m x 4.6m)

Spectacular cinema/bar room with inbuilt beer taps, glass shelves and cool/warm air conditioning throughout. This bespoke addition is the focal point to the garden and adds to the uniqueness of this home. Fitted out with a full HD 5.1 Cinema with 100 inch screen controlled by Control4. Bi-fold doors to garden. This room also consists of an en suite with low level WC, hand wash basin and extractor. Large paved areas to side and rear. Artificial lawn for easy maintenance. Shrub borders and graveled walkways. Outside tap. Fully fenced. Secluded.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	58
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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