



Main Road, Sidcup



Harpers & Co

Main Road

Sidcup

5 BEDROOM SEMI-DETACHED PERIOD PROPERTY | STUNNING VICTORIAN FAMILY HOME | 4 DOUBLE BEDROOMS | ORIGINAL FEATURES THROUGHOUT | 85FT GARDEN & OFF-ROAD PARKING | 0.8 MILES FROM SIDCUP STATION

Charismatic and charming 5 bedroom extended Victorian semi which boasts a treasure trove of period features and is offered with a complete onward chain.

Harpers & Co is delighted to present this sizeable, semi-detached family home offering 3 reception rooms which includes a charming diner and large breakfast room, a downstairs W/C, kitchen, 4 double bedrooms with the 5th bedroom currently being used as a study, family bathroom, off road parking, 85ft (approx) garden and is located just 0.8 miles from Sidcup station.

A house of such size and condition offers huge modernisation potential and would be the ideal family home. With high ceilings that only a property of this age can offer and woven with original features throughout, this house would make a stunning periodic conversion.

Accommodation

Entrance Hall 23' 11" x 5' 5" (7.3m x 1.66m)

Fully carpeted throughout. Radiator. Hardwood timber door with leaded light ornate opaque inserts. High ceilings. Coved ceiling. Skirting. Pendant light.

Reception Room 13' 1" x 15' 5" (4.0m x 4.7m)

Fully carpeted throughout. Coved ceiling. Ornate ceiling. Skirting. UPVC bay window to front. Attractive chimney with wrought iron gas fireplace. Radiator. Hardwood French doors opening up into dining room.

Dining Room 13' 1" x 9' 10" (4.0m x 3.0m)

UPVC window to rear. Hardwood flooring throughout. Coved ceiling. Pendant light. Skirting. Chimney breast. PIR alarm. Radiator.

Breakfast Room 11' 10" x 9' 10" (3.6m x 3.0m)



Large UPVC bay window. Pine laminate flooring. Radiator. Storage cupboard. Integrated fan with bulb to ceiling. Radiator.

Kitchen 10' 2" x 9' 10" (3.1m x 3.0m)

UPVC window with attractive garden views. Black marble effect vinyl flooring. Wall and floor mounted units with oak effect worktops. 4 ring electric hob with oven and extractor fan. UPVC door with integrated blind with trilock leading out to garden.

Landing

Fully carpeted throughout. Pendant light. Radiator.

Master Bedroom 12' 6" x 15' 5" (3.8m x 4.7m)

UPVC bay window to front. Fully carpeted throughout. Coved ceiling. Pendant light. High skirting. Radiator. Built in wardrobe. Built in unique shower.

Bedroom 2 12' 10" x 8' 10" (3.9m x 2.7m)

UPVC window to rear with attractive views. Fully carpeted throughout. Coved ceiling. Pendant light. High skirting. Radiator.

Bedroom 3 9' 10" x 9' 10" (3.0m x 3.0m)

UPVC window to rear with attractive views. Fully carpeting throughout. Coved ceiling. Pedant light to ceiling. Skirting. Radiator.

Bedroom 4 (Study) 6' 7" x 6' 7" (2.0m x 2.0m)

UPVC window with side elevation. Fully carpeted throughout. Coved ceiling. Pendant light to ceiling. Skirting. Radiator. New Valant boiler with water storage tank.

Family Bathroom

Spotlights. Extractor. Corner oval white bath with chrome shower attachment and taps. Low level WC. Low level wash hand basin with vanity unit. Wall mounted mirror. Fully tiled walls. Fully carpeted throughout. Radiator.

Bedroom 5 Loft Room 18' 4" x 10' 10" (5.6m x 3.3m)

UPVC window with attractive rear views. Pendant light to ceiling. Coved ceiling. Fully carpeted throughout. Skirting. Radiator. Storage under eaves. Storage integrated wall units.

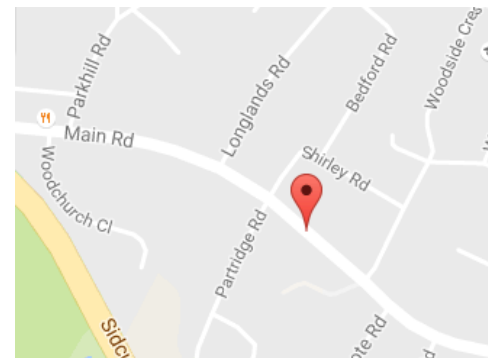
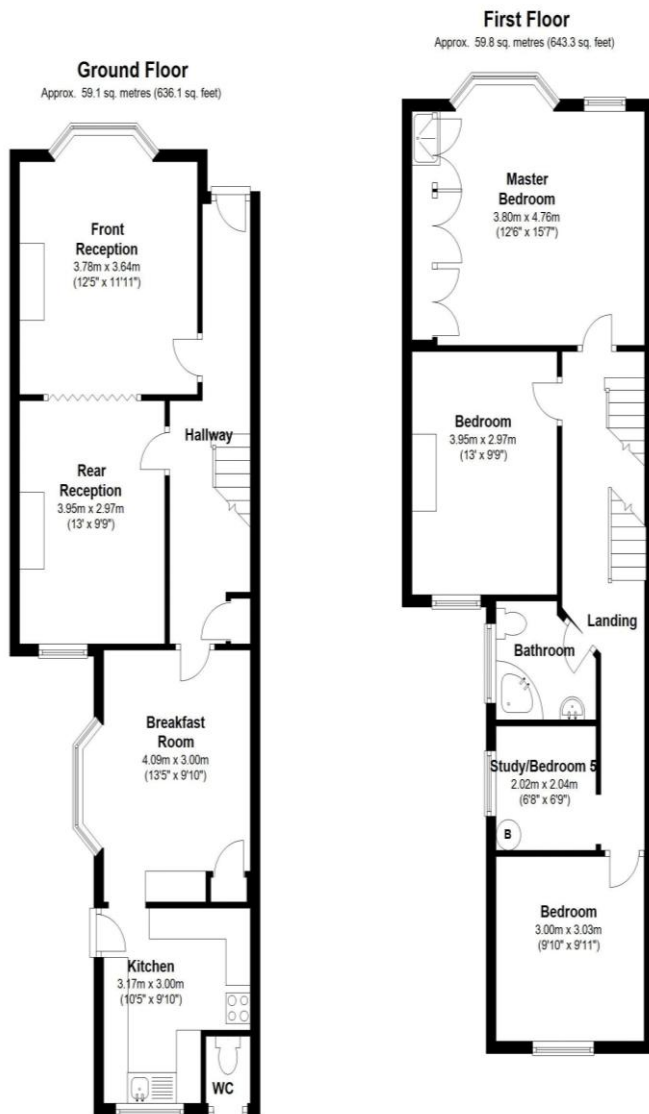
Second Floor Landing

Fully carpeted throughout. UPVC window with integrated Roman Blind.

Garden 85' 0" x 26' 3" (28.93m x 8m)

Side patio area. Pond with water feature. Mainly laid to lawn. Selection of mature trees and shrubs. Shed to rear. Outside storage cupboard/WC.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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