

1st Floor
Approx. Floor Area 903 Sq.Ft. (83.9 Sq.M.)
Total Approx. Floor Area 2159 Sq.Ft. (200.6 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Ground Floor
Approx. Floor Area 1256 Sq.Ft. (116.7 Sq.M.)



Redwood Close
Sidcup, DA15 8WP

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We are delighted to offer this well presented four bedroom detached house situated on the popular Hollies development in a parkland setting with its own leisure centre. The property benefits from a large family room with bi-fold doors to the landscaped rear garden. CHAIN FREE

Main Features

- Well presented four bedroom detached house
- Bi-fold doors to landscaped rear garden
- Two bedrooms with en-suites and two further bedrooms
- Front lounge
- Kitchen/breakfast room
- Rear garden with artificial lawn and paved patio

FULL DESCRIPTION

We are delighted to offer this four bedroom detached house situated on the ever popular Hollies development set in a parkland setting and benefitting from its own onsite leisure complex with swimming pool, gymnasium and tennis courts.

The property briefly comprises: Entrance hall, downstairs cloakroom, lounge, kitchen/breakfast room, stunning family room with separate dining area and with bi-fold doors opening onto the rear garden. To the first floor there are two bedrooms with ensuites, two further bedrooms and family bathroom.

Externally there is a landscaped rear garden with artificial lawn and patio area, double garage to the front and off street parking.

Your earliest internal viewing is highly recommended on this property offered CHAIN FREE.

Entrance hall

Downstairs cloakroom

Lounge

19' 5" x 12' 0" (5.92m x 3.66m)

Family Room

23' 0" x 11' 5" (7.01m x 3.48m)

Dining area

10' 7" x 10' 7" (3.23m x 3.23m)

Kitchen/Breakfast Room

13' 8" x 10' 0" (4.17m x 3.05m)

First floor landing

Bedroom one

17' 6" x 12' 10" (5.33m x 3.91m)

Ensuite

Bedroom two

17' 6" x 10' 10" (5.33m x 3.3m)

Ensuite

Bedroom three

11' 11" x 9' 8" (3.63m x 2.95m)

Bedroom four

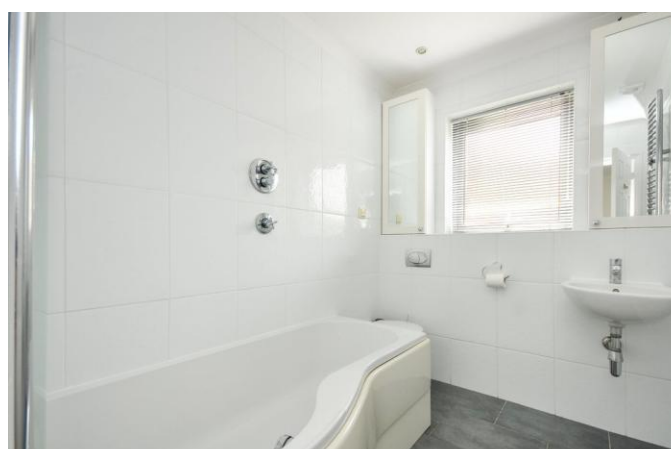
11' 2" x 10' 0" (3.4m x 3.05m)

Family bathroom

Outside

Landscaped garden to the rear with artificial lawn and patio.

Double garage to the front and off street parking.



ADDITIONAL INFORMATION:

There is a compulsory charge for the leisure centre and we believe this to be £1000 per annum, but we are awaiting confirmation of this from the vendors.

Additional Information

Council Tax Band G £2,798 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 69
Potential EPC Rating 79

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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