

The Drive

Sidcup, DA14 4ER

A stunning and spacious 3/4 bedroom Victorian house which has been presented to a high standard throughout by the current owners. The property offers a beautiful blend of modern and stylish décor mixed with the original character features of this Victorian house. There is an amazing bar and cinema room located at the end of the garden and ample off street parking to the front. The property is convenient for Sidcup train station, local shops as well as some highly sought after schools. * Chain Free*

Main Features

- Entrance vestibule with amazing glass ceiling
- Amazing bar and cinema room in the rear garden
- Many original character features
- Large main living room
- Kitchen/diner with underfloor heating and high gloss wall units
- Downstairs office/bedroom

FULL DESCRIPTION

A chance to purchase a beautifully presented 3/4 bedroom Victorian house offering a great blend of modern and stylish décor mixed with original character features. The house offers ample space throughout with all the bedrooms of a good size and plenty of downstairs living space. The property is nicely set back from the road with plenty of off street parking and provides easy access to Sidcup train station, shops and schools.

The accommodation briefly comprises: Entrance vestibule which features an amazing glass ceiling allowing plenty of natural light into this area. The garage has been converted into an office and storage room in addition to the separate utility room but this area could also be converted into an additional bedroom if required. As you enter another hallway you will find the large main living

room to the front of the house summing up the stylish décor throughout this house plus the character which is highlighted with a statement bay window and tall ceilings. Also from the hallway is the downstairs and then a deceptively spacious rear kitchen/diner featuring underfloor heating, a smoked mirrored feature wall, two Neff ovens, Neff induction hob, high quality Elica extractor fan and high gloss wall units. There is access onto the rear garden.

The first floor of this house features a landing area which really highlights the ceiling height of this house as well as offering quirky storage space. The first bedroom you will come across will be bedroom two which is a double bedroom featuring a shower room on the approach, bedroom three is a double bedroom and finally you reach the stunning master bedroom with ample space and an amazing bay window housing the bed. There are fitted wardrobes and a unique en suite shower room accessed through the wardrobes and hidden from view. However if you desire a fourth bedroom on the first floor then this en suite was previously a fourth bedroom so could be converted back.

Externally this house offers a particularly tidy rear garden with its artificial lawn, high borders and plenty of areas to dine but the highlight of the garden though is an impressive bar/cinema room which sits at the rear of the garden. It offers a cinema facility and Rako intelligent sound and lighting systems installed to control both the garden/cinema room, external lighting and speakers. The bar is of a high quality with its granite work top pump facilities. There is air conditioning, a w.c and all topped off with solid wood bi-folding doors enabling to flow out onto the garden. To the front of the house you will find plenty of off street parking finishing off what we feel is a stunning Victorian family home.

Internal viewing comes highly recommended on this beautiful Victorian house offered to the market chain free

Entrance vestibule

22' 0" x 6' 3" (6.71m x 1.91m)

Lounge

21' 3" x 17' 1" (6.48m x 5.21m)

Dining room

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

Kitchen/Breakfast Room

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

Downstairs bathroom

7' 4" x 6' 7" (2.24m x 2.01m)

Utility room

10' 6" x 10' 0" (3.2m x 3.05m)

Office

11' 2" x 6' 9" (3.4m x 2.06m)

First floor landing

Master bedroom

17' 7" x 14' 7" (5.36m x 4.44m)

Ensuite

9' 9" x 6' 10" (2.97m x 2.08m)

Bedroom two

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

Shower room

Bedroom three

14' 0" x 6' 4" (4.27m x 1.93m)

Outside

Rear garden laid with artificial lawn and gravelled walkways. Spectacular cinema/bar room with ensuite, beer taps and air conditioning throughout.

Additional Information

Council Tax Band F £2,425 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 49

Potential EPC Rating 48

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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