



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		76	
		84	
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC



**The Grove, Sidcup, Kent, DA14 5NQ**  
**Guide Price £600,000**

We are delighted to offer this four bedroom semi detached house, which has been extended to the ground floor, providing wonderful family and entertaining living space. Situated in a much sought after location, backing onto and surrounded by Foots Cray Meadows, with its lovely outlook, early viewing is highly recommended. The very well presented accommodation comprises of a wonderful open plan kitchen / breakfast room, with double doors to a separate dining room, superb living room with vaulted ceiling, ground floor shower room and bedroom. To the first floor there are three good size bedrooms and a family bathroom. The property also benefits from double glazing, gas central heating, 'Karndean' flooring, louvered shutters to the front, built in wardrobes and a wide frontage and rear garden which also incorporates a raised decking and entertaining area with a bar room and a separate outbuilding which is currently used as an office.

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Ref: BX11111056

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

### **Enclosed Entrance Porch**

Double glazed. Tiled flooring.

### **Entrance Hall**

Part glazed double glazed front door. Radiator with decorative cover. 'Karndean' flooring. Low voltage downlighters.

### **Kitchen / Breakfast Room**

**20' 8" x 19' 0" (6.29m x 5.79m)** Fully fitted with a matching range of base and wall units. Separate large island unit with breakfast seating - all with solid oak worktops. Stainless steel sink unit with single drainer and cupboards under. Built in hob with stainless steel canopy above. Built in oven and microwave. Integrated dishwasher and washing machine. Tiled to work surfaces. 'Karndean' flooring throughout. 'Sonos' speakers. Wall radiator. Bi-fold doors to garden.

### **Lounge / Family Room**

**17' 7" x 15' 2" (5.36m x 4.62m)** Bi-fold doors to garden. Vaulted ceiling with low voltage downlighters and 'Sonos' speakers. Radiators. Attractive wood panelling to one wall. 'Karndean' flooring throughout.

### **Dining Room**

**12' 6" x 12' 1" (3.81m x 3.68m)** Double glazed bay window to front with shutters and a built in window seat. 'Karndean' flooring. Radiator. Bespoke hand painted shelves and cupboards to one wall.

### **Lobby**

'Karndean' flooring. Storage access.

### **Shower Room**

Large walk in shower with screen. Vanity wash hand basin. Low flush wc. Double glazed window to side. 'Karndean' flooring. Chrome towel radiator. Part tiled walls.

### **Bedroom 4**

**8' 8" x 7' 1" (2.64m x 2.16m)** Double glazed window to front. 'Karndean' flooring. Radiator with decorative cover. Built in bespoke 'Captain's' bed. Low voltage downlighters.



### **Landing**

Carpet. Double glazed window to side with louvered shutters. Airing cupboard. Access to loft.

### **Bedroom 1**

**11' 7" x 11' 0" (3.53m x 3.35m)** Double glazed window to front with louvered shutters. Radiator with decorative cover. Hand painted built in wardrobes to two walls.

### **Bedroom 2**

**11' 2" x 10' 10" (3.40m x 3.30m)** Double glazed window to rear. Carpet. Radiator. Built in wardrobes to one wall.

### **Bedroom 3**

**8' 2" x 7' 11" (2.49m x 2.41m)** Double glazed window to front with louvered shutters. Carpet. Radiator. (Please note this is currently being used as a dressing room).

### **Bathroom**

Double glazed frosted window to rear. Panelled bath with shower and screen. Vanity wash hand basin with cupboards under. Low level wc. Tiled walls and flooring. Chrome heated towel rail. Low voltage downlighters.

### **Rear Garden**

**55' 9" x 49' 3" (16.98m x 15.00m) (approximately)** Large decking and entertaining area. Lawns. Mature planting. Lovely views to all sides.

### **Bar Room**

**9' 11" x 7' 4" (3.02m x 2.23m)**

### **Outbuilding / Office**

**13' 3" x 9' 4" (4.04m x 2.84m)**

### **Garage**

**17' 1" x 8' 2" (5.20m x 2.49m)** Automated roller shutter door. Power and light. There is also ample off road parking to the front.

