



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Hurst Road, Sidcup, Kent, DA15 9AQ
Guide Price £730,000-£750,000

We are delighted to offer this very well presented and spacious four / five bedroom extended semi detached chalet house, in a much sought after location and with a lovely open aspect to the rear. Very conveniently placed for sought after schooling and Abbey Hill Park, the property comprises of a ground floor bathroom, fifth bedroom / study, lounge, separate dining room with vaulted glass extension, fitted kitchen which leads to a utility room / garage, and to the first floor - four good size bedrooms and a large shower room. Other features to note include double glazing, gas central heating, ample off road parking, as well as a sunny rear garden with a lovely open aspect to the rear. We would highly recommend your earliest viewing.

Ref: BX1111210

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.

Entrance Hall

Double front door. Carpet. Radiator.

Bathroom

Panelled bath with independent shower and screen. Pedestal wash hand basin. Part tiled walls. Tiled flooring with underfloor heating. Low voltage downlighters. Double glazed window to side. Chrome towel radiator.

Bedroom 5 / Study

10' 6" x 7' 9" (3.20m x 2.36m) Double glazed bay window to front. Carpet. Built in wardrobes. Tall church radiator.



Lounge

13' 10" x 12' 4" (4.21m x 3.76m) Double glazed bay window to front. Carpet. Church radiator. Built in cupboard and shelving. Feature fireplace. Double doors to dining room.



Dining Room

13' 10" x 12' 4" (4.21m x 3.76m) Feature brick fireplace and electric wood burner. Laminate flooring. Radiator with decorative cover. Opening to a garden room.

Garden Room

8' 10" x 6' 11" (2.69m x 2.11m) Glass roof. Double glazed windows and bi-fold doors to a large decking area.



Kitchen

13' 7" x 10' 6" (4.14m x 3.20m) Fully fitted with a matching range of base and wall units. Sink unit with single drainer and cupboards under. Tiled flooring. Tiling to work surfaces. Integrated dishwasher. Ample appliance space. Wall mounted church radiator. Double glazed window to rear. Space for range oven. Door to garage / utility room.



Landing

Very spacious with access to loft. Carpet. Double glazed window to side.

Bedroom 1

12' 7" x 10' 7" (3.83m x 3.22m) Double glazed window to rear. Carpet. Built in wardrobes. Radiator with decorative cover.



Bedroom 2

12' 2" x 10' 7" (3.71m x 3.22m) Double glazed window to rear. Carpet. Radiator. Low voltage downlighters.

Bedroom 3

12' 7" x 10' 8" (3.83m x 3.25m) Double glazed bay window to front. Carpet. Radiator. Built in wardrobes and drawers. Low voltage downlighters.



Bedroom 4

11' 2" x 8' 6" (3.40m x 2.59m) Double glazed window to front. Carpet. Radiator. Built in wardrobes.

Shower Room

Fully tiled shower cubicle. Vanity wash hand basin. Low flush wc. Vinyl floor covering. Chrome towel radiator. Double glazed window to side. Low voltage downlighters.

Rear Garden

54' 7" x 30' 2" (16.62m x 9.19m) (Approx) Very sunny aspect which is not overlooked, backing onto school playing fields. Decking area with uplighters leading to a lawned area with mature flower borders with lighting. Further rear decking area. Garden shed. Outside tap and power.



Utility Room / Garage

19' 8" x 8' 2" (5.99m x 2.49m) Double doors to front and door to garden. Two wall mounted church radiators. Laminate flooring. Low voltage downlighters. A range of base and wall units. Sink unit with mixer tap and cupboards under.

