



Leechcroft Avenue | Sidcup, DA15 8RS



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Asking Price £899,995

Freehold

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# Leechcroft Avenue, Sidcup

Located on a corner plot close to the heart of Blackfen is this HUGE DETACHED FAMILY HOME that deserves your immediate viewing.

## Property Features

- Council Tax: E
- EPC Rating: To be confirmed
- Chain Free
- Corner Plot Detached House
- Seven Bedrooms
- Four Reception Rooms
- Modern Kitchen & Bathrooms
- Low Maintenance Garden
- Large Driveway to Front & Rear
- Ground Floor WC
- Double Glazing & Central Heating



# Interior

**Porch** Enclosed porch to front.

**Entrance Hall** 5.08m x 1.85m (16'8" x 6'1") Double glazed door to front, stairs to first floor, understairs storage cupboard, wood flooring.

**Reception One** 4.34m x 3.56m (14'3" x 11'8" into bay) Double glazed bay leaded window to front, wall lights, radiator, wood flooring.

**Reception Two** 3.73m x 3.56m (12'3" x 11'8") Double glazed window to rear, cornice, feature fireplace, radiator, wood flooring.

**Inner Hallway** 2.16m x 1.83m (7'1" x 6') Ceramic tiled flooring.

**Reception Three** 5.3m x 3.66m (17'5" x 12') Double glazed leaded window to front, two double glazed leaded windows to side, inset spotlights, radiator, wood flooring.

**Reception Four** 4.06m x 3.58m (13'4" x 11'9") Double glazed door to side, inset spotlights, radiator, tiled flooring.

**Kitchen** 3.78m x 3.58m (12'5" x 11'9") Double glazed leaded window to rear, double glazed door to side, inset spotlights, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, two integrated ovens with ceramic hobs and extractor hoods above, wall mounted boiler, space for washing machine, part tiled walls, tiled flooring.

**Shower Room** 1.88m x 1.85m (6'2" x 6'1") Double glazed frosted and leaded window to rear, enclosed shower cubicle, vanity wash hand basin, low level WC, chrome heated towel rail, part tiled walls, laminate flooring.

## First Floor Landing

**Bedroom One** 5.33m x 3.66m (17'6" x 12') Double glazed leaded window to front, coved ceiling, radiator, wood flooring.

**Bedroom Two** 4.34m x 3.56m (14'3" x 11'8" into bay) Double glazed leaded bay window to front, radiator, wood flooring.

**Bedroom Three** 3.66m x 3.56m (12' x 11'8") Double glazed leaded window to rear, coved ceiling, radiator, wood flooring.



**Bedroom Four** 3.89m x 2.6m (12'9" x 8'6") Double glazed window to rear, inset spotlights, built in storage cupboard, radiator, laminate flooring.

**Bedroom Five** 2.67m x 1.85m (8'9" x 6'1") Double glazed leaded window to front, coved ceiling, radiator, wood flooring.

**Bathroom** 2.87m x 1.83m (9'5" x 6') Double glazed leaded window to side, panelled bath with shower over, vanity wash hand basin with storage under, low level WC, heated towel rail, part tiled walls, laminate flooring.

## Second Floor Landing

**Bedroom Six** 4m x 2.77m (13'1" x 9'1") Velux window to side, built in storage, wood flooring.

**Bedroom Seven** 4m x 2.24m (13'1" x 7'4") Velux window to side, wood flooring.

# Exterior

**Rear Garden** Full paved, side access.

**Garage** Up and over door, door to garden.

**Frontage** Paved for ample off street parking.



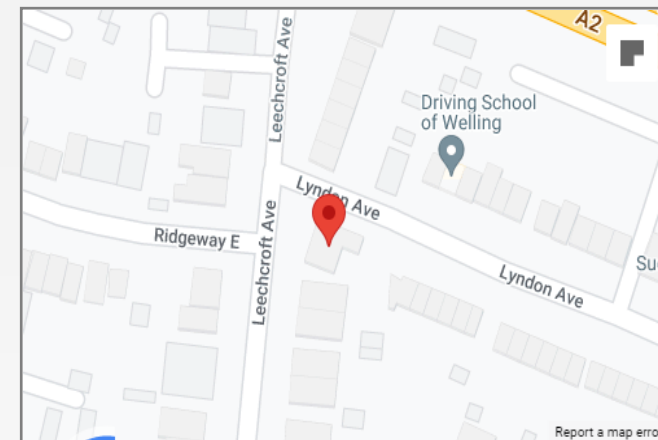
## Additional Information

Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Both Sidcup and Blackfen are brimming with pubs and restaurants, with friendly 'locals' serving the community.

## Property Location

Leechcroft Avenue, Sidcup, DA15 8RS



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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