



# Greenhithe Close

Sidcup | DA15 8EE







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Sidcup, DA15 8EE

Guide Price £500,000 - £515,000

Freehold

This remarkable house stands as a testament to immaculate living, gracing a corner plot that offers unmatched convenience to all your daily needs. From local shops to reliable transportation and highly sought-after schools, this residence is perfectly positioned for a modern lifestyle.

Distinguishing itself from its peers, this property offers a rare privilege – off-road parking for two vehicles. Additionally, it presents a spacious side extension, which includes a welcoming dining room, a utility room for your convenience and an essential ground floor WC. The ground floor also hosts a generously sized, well-fitted kitchen and a comfortable lounge. Upstairs, three roomy bedrooms await, along with a well-appointed family bathroom.

Outdoors, the property showcases beautifully landscaped front, side, and rear gardens. A standout feature is the rear garden's fitted irrigation system, ensuring that your outdoor space remains vibrant and lush with minimal effort. To truly comprehend the quality, size, and impeccable condition of this gem, it is an absolute must-see.

## Property Features:

- Three Bedrooms
- Semi-Detached
- Kitchen/Breakfast Room
- Off Street Parking
- Utility Room
- Council Tax: D
- EPC Rating: To be confirmed





## Accommodation

**Porch** 1.68m x 0.7m (5'6" x 2'4") Double glazed door and window to front, laminate flooring.

**Entrance Hall** 2.87m x 1.75m (9'5" x 5'9") Door to front, coved ceiling, stairs to first floor, radiator, laminate flooring.

**Lounge Area** 4.4m x 3.76m (14'5" x 12'4") Double glazed window to front, coved ceiling, radiator, laminate flooring.

**Dining Area** 3.7m x 3.28m (12'2" x 10'9") Double glazed window to front and side, coved ceiling, radiator, laminate flooring.

**Kitchen/Breakfast Room** 6.32m x 2.92m (20'9" x 9'7") Double glazed window and door to rear, coved ceiling, inset spotlights, under stairs storage cupboard, matching range of wall and base units incorporating cupboards, drawers and marble worktops, stainless steel 1 and 1/2 bowl sink unit with drainer and mixer tap, integrated dishwasher, wine fridge, double oven and ceramic hob with extractor hood above, space for American style fridge/freezer, radiator, ceramic tiled flooring.

**Utility Room** 2.57m x 2.54m narrowing to 1.7m (8'5" x 8'4" narrowing to 5'7") Double glazed window to rear, matching range of wall and base units incorporating cupboards, drawers and marble worktops, stainless steel 1 and 1/2 bowl sink unit with drainer and mixer tap, wall mounted boiler, plumbed for washing machine, space for tumble dryer, radiator, ceramic tiled flooring.

**WC** 1.57m x 0.84m (5'2" x 2'9") Double glazed frosted window to rear, vanity wash hand basin with storage under, low level WC, chrome heated towel rail, part tiled walls, ceramic tiled flooring.

**Landing** 2.6m x 1.68m (8'6" x 5'6") Double glazed window to rear, coved ceiling, radiator, carpet, access to loft - seller has advised the loft is boarded and insulated.

**Bedroom One** 3.56m x 3.45m (11'8" x 11'4") Double glazed window to front, coved ceiling, built in wardrobes, radiator, carpet,







**Bedroom Two** 4.14m x 2.77m (13'7" x 9'1") Double glazed window to front, coved ceiling, built in wardrobes, radiator, carpet.

**Bedroom Three** 2.6m x 2.34m (8'6" x 7'8") Double glazed window to rear, built in wardrobes with mirror sliding doors, radiator, carpet.

**Bathroom** 2m x 1.7m (6'7" x 5'7") Double glazed frosted window to rear, panelled bath with shower attachment, vanity wash hand basin, low level WC, chrome heated towel rail, tiled walls, ceramic tiled flooring,

## Exterior

**Garden** Two composite decked patio areas, artificial lawn, established borders, shed, outside light and tap, pond.

**Parking** Paved to side to provide ample off street parking.

**Front Garden** Paved with established borders.







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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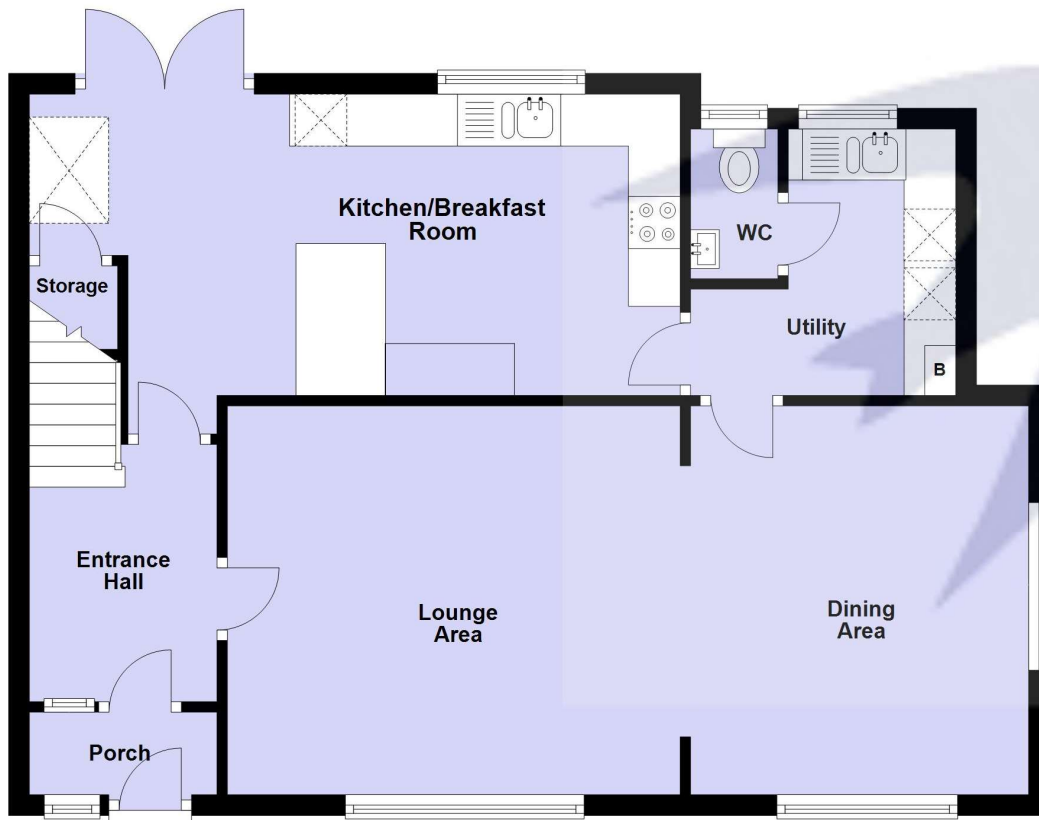
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## Ground Floor



## First Floor

