



Holbeach Gardens | Sidcup, DA15 8QW

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Guide Price £425,000 to £435,000 Freehold

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# Holbeach Gardens, Sidcup

Nestled within a sought after tree-lined cul-de-sac, this meticulously extended two-bedroom family home presents a rare opportunity for those in pursuit of comfort, convenience, and charm.

## Property Features

- Council Tax: C
- EPC Rating: C
- 21ft Living/Dining Room
- Modern Fitted Kitchen
- Ground Floor WC
- Modern First Floor Bathroom
- Approx 36ft Rear Garden
- Off Street Parking





## Interior

**Entrance Hall** Entrance door to front, coir matting.

**Lounge/Dining Room** 6.58m x 4.55m (21'7" x 14'11" - at widest points) Double glazed window to front with shutter blinds, inset spotlights, understairs storage cupboard, two radiators in decorative covers, carpet.

**Kitchen** 2.5m x 2.62m (8'2" x 8'7") Double glazed window and door to rear, inset spotlights, fitted range of wall and base units with complimentary work surfaces over, integrated appliances include oven, hob with filter hood and fridge freezer, stainless steel sink unit with drainer and mixer tap, radiator, part tiled walls, tiled flooring.

**WC** Double glazed frosted window to rear, low level w.c, vanity wash hand basin with mixer tap, radiator, tiled flooring.

**Landing** Carpet.

**Bedroom One** 3.6m x 3.23m (11'10" x 10'7" to front of wardrobe) Double glazed window to front with shutter blinds, inset spotlights, built in wardrobes, radiator, carpet.

**Bedroom Two** 3.58m x 2m (11'9" x 6'7" to front of wardrobe) Double glazed window to rear with shutter blinds, built in wardrobe, radiator, carpet.

**Bathroom** Inset spotlights, panelled bath with mixer tap and shower over, vanity wash hand basin with mixer tap, low level w.c, chrome heated towel rail, tiled walls and flooring.

## Exterior

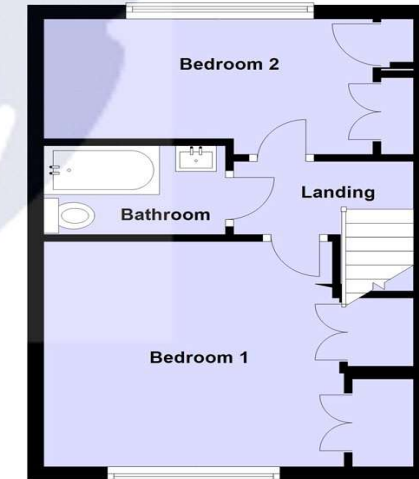
**Rear Garden** Approx 36ft Paved patio area leading to lawn, gate to rear (access is subject to legal verification).

**Driveway** Off street parking to front.

### Ground Floor



### First Floor



For Illustration Only  
Plan produced using PlanUp.





## Property Location

Holbeach Gardens, Sidcup, DA15 8QW



## 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.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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