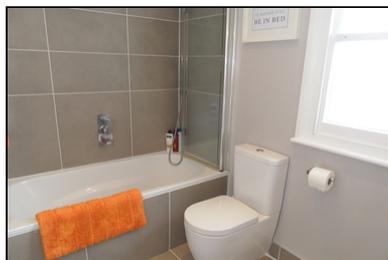


**HARRISON
INGRAM**

**Longlands Road
Sidcup, DA15 7LU**



Offers in excess of £750,000

This may sound like an "Estate Agents" cliché, however, INTERNAL VIEWING IS AN ABSOLUTE MUST to fully appreciate the extended accommodation this most attractive SEMI DETACHED house has to offer. The property has been enjoyed by the SAME FAMILY for MANY YEARS and over time they have created a beautiful home which is offered for sale in SUPERB CONDITION throughout offering many modern conveniences yet still retaining MANY PERIOD FEATURES. Situated in a SOUGHT AFTER LOCATION and RARELY AVAILABLE, this attractive family home offers deceptively spacious accommodation which includes an impressive rear extension creating a fabulous open plan living/dining/kitchen area. As already mentioned, the house is situated in a great location being within close proximity of choice of stations (Sidcup and New Eltham), highly regarded schools (primary and Grammar), local as well as high street shopping facilities, leisure centre, road links, bus routes, parks plus numerous pubs and restaurants. The spacious ground floor accommodation comprises; large entrance hall with door to CELLAR, formal lounge to the front featuring an attractive fireplace with multi fuel log burner, rear open plan living/family room which in turn opens through to the HUGE, modern bespoke kitchen with porcelain tiled floor, large roof lights and bi-folding doors opening onto the established, SUNNY and well maintained rear garden which features a stunning porcelain tiled patio. There is the additional benefit of a utility area and smart ground floor cloakroom. The kitchen area features a range of high spec appliances along with a stylish island/breakfast bar. To the first floor are FOUR GOOD SIZE BEDROOMS and a modern family bathroom. Other features include; gas central heating (boiler approx. 4 years old) and underfloor heating (wet system), broadband cabling, TV cabling aerial points to the majority of rooms, sky dish and ample off road parking on own paved driveway. In accordance with the Estate Agency Act 1979 we would like to point out the owners of this property are related to the Partners of Harrison Ingram.

ENTRANCE HALL

Most attractive part coloured leaded light entrance door with matching borrowed light above, fitted coconut mat on entry, solid wood flooring, fitted sisal stair runner, radiator behind decorative cover, high skirting, coved ceiling with central ceiling rose, door to cellar and steps leading to the inner hall.

CELLAR

Fantastic space for storage, hub for internet, power and light.

INNER HALL



Inset ceiling spot lights, tiled floor with underfloor heating, utility cupboard which is plumbed for washing machine and tumble dryer.

CLOAKROOM



Incredibly stylish with white suite comprising smart wall hung vanity unit in "Zebrano" high glass and floor lighting, large wash hand basin with trendy chrome mixer tap, low level "wall hung" WC with concealed cistern and inset flush, two large fitted mirrors, extractor, tiled floor with underfloor heating.

FORMAL LOUNGE



16' 4" x 16' 0" (4.98m x 4.88m) Lovely size room with large sash cord bay window to front, decorative coved ceiling with centre rose, high skirting, built in display unit incorporating shelving and storage cupboard, built in TV display unit with storage cupboard under, most attractive marble fireplace housing multi fuel log burner and granite hearth, radiator x 2 behind decorative covers, solid wood flooring.

REAR LOUNGE



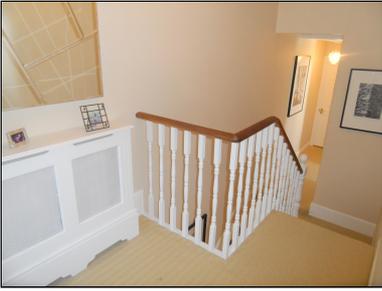
14' 4" x 12' 6" (4.37m x 3.81m) A really comfortable room with coved ceiling and centre rose, high skirting, solid wood flooring with under floor heating, built in display unit incorporating shelving and storage cupboard, most attractive marble fireplace housing multi fuel log burner and granite hearth, steps leading down to:-

KITCHEN/LIVING/DINING ROOM



Absolutely stunning room which was extended approx. 4 years ago creating an amazing space to entertain. Full of light as there are large Aluminium bi-folding doors leading onto the patio, 2 large ceiling lanterns, Aluminium door to side and matching door leading to the side access, extensively fitted with great range of white high gloss and Zebrano "handle free" wall, base and drawer units, built in stainless steel electric oven x 2, steam oven and microwave, 5 ring induction hob and smart extractor built into the worktop which cleverly can be hidden when not in use, wine cooler, full height integrated fridge with ice maker, full height integrated freezer, integrated dishwasher, inset 1.5 bowl stainless steel sink unit with mixer tap, instant boiling water stainless steel tap which enables you to fill your mug or pan directly from the tap and never use a kettle again!!! Large white "corian" island/breakfast bar which also has a pop up plug socket, porcelain tiled floor with underfloor heating, inset ceiling spot lights.

SPLIT LEVEL LANDING



Fitted Sisal carpet, access to 2 loft spaces which are both boarded with power, light and pull down ladders, 1 is housing "Valliant" boiler for central heating and hot water (installed approx. 4 years ago), radiator behind decorative cover, high skirting, ceiling rose, thermostat/control for central heating and hot water system.

BEDROOM ONE



15' 6" x 12' 6" (4.72m x 3.81m) Sash cord window to rear, coved ceiling with inset spot lights, high skirting, radiator, stripped and varnished floor boards, attractive cast Iron feature fireplace with granite hearth.

BEDROOM TWO



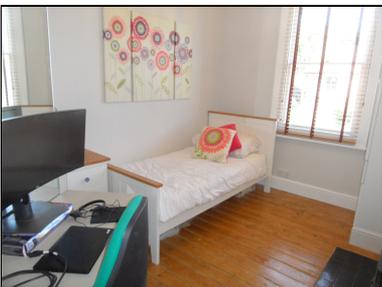
16' 0" x 11' 0" (4.88m x 3.35m) Large sash cord bay window to front with deep built in window seat incorporating storage under, coved ceiling with inset spot lights, radiator, stripped and varnished floor boards, attractive cast iron feature fireplace with granite hearth, double fitted wardrobe with overhead storage plus drawer unit below.

BEDROOM THREE



15' 6" x 9' 0" (4.72m x 2.74m) Wonderfully bright room with dual aspect sash windows to rear and side, high skirting, radiator, solid wood flooring, inset bedside lights, deep double built in wardrobe with lighting and 2 dressing mirrors.

BEDROOM FOUR



12' 5" x 9' 1" (3.78m x 2.77m) Sash cord window to front, centre ceiling rose, cast iron feature fireplace, fitted wardrobe incorporating drawers, radiator, stripped and varnished floor boards, high skirting.

BATHROOM



8' 7" x 5' 8" (2.62m x 1.73m) Frosted sash cord window to side, modern white suite comprising tiled panelled bath with inset chrome mixer tap, overhead shower plus hand held shower, folding glass shower screen, low level WC and large wall hung "his & hers" vanity wash hand basin with chrome mixer taps and large mirror above with lighting and demister pad, chrome heated towel rail, inset ceiling spot lights, extensively tiled walls and tiled floor with electric under floor heating, sockets for electric toothbrush.

REAR GARDEN



Approx. 90' WOW!!!! Sunny aspect. Large porcelain tiled patio leading on the lawn. Incredibly well stocked with established shrub borders, large shed with power and light, outside tap, lighting and electric points, pedestrian side access with security lighting.

PARKING

Ample off road parking (3 vehicles) on own paved driveway, outside tap, electric point and lighting, pedestrian side access.