



Larch Grove

Sidcup
DA15 8WJ

Freehold

Beautifully presented 3 bedroom house
Highly sought after "Hollies" development
Short walk to Sidcup station and local shops, including
M&S Food Court
Stunning lounge with media wall
Driveway parking for two cars and additional
allocated parking space
Landscaped rear garden



FULL DESCRIPTION

Offered to the market is this beautifully presented three-bedroom house, situated within the highly sought-after Hollies development. Presented to an exceptional standard by the current owners, the property offers a fantastic opportunity for a buyer to simply move in and enjoy, with no work required.

The Hollies enjoys a superb parkland setting and benefits from its own private leisure centre, complete with a swimming pool and gym. Despite this peaceful setting, the property remains conveniently located for local shops, including M & S Food Court, a range of restaurants and Sidcup train station. There is also easy access to highly regarded schools, including Burnt Oak Lane Primary School and Chislehurst and Sidcup Grammar.

The accommodation briefly comprises: Entrance hall leading to a stunning front lounge, complete with a feature media wall and window shutters. To the rear is a stylish kitchen/diner, fitted with a range of appliances and overlooking the beautifully maintained rear garden.

Upstairs, there are three bedrooms, a fantastic modern shower room and access to a boarded loft, providing useful additional storage.

Externally, the property benefits from a landscaped rear garden with a seating area, artificial lawn and rear outbuilding. To the front, there is a driveway providing off-street parking for two cars, along with an additional allocated parking space within the road.

This is a fantastic opportunity to purchase a turn-key family home in one of Sidcup's most desirable developments, combining stylish accommodation with an excellent location and superb leisure facilities.

ADDITIONAL INFORMATION

There is a compulsory membership charge for the leisure centre which is £1100 per annum (per household).



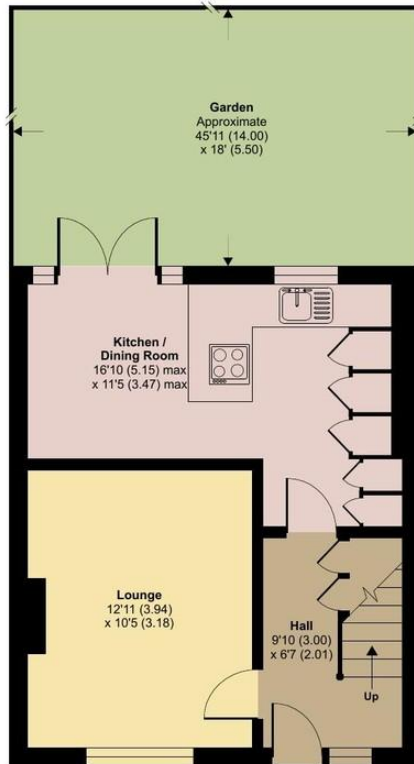
Local Authority
Council Tax Band
EPC Rating

Bexley London Borough Council
E
C

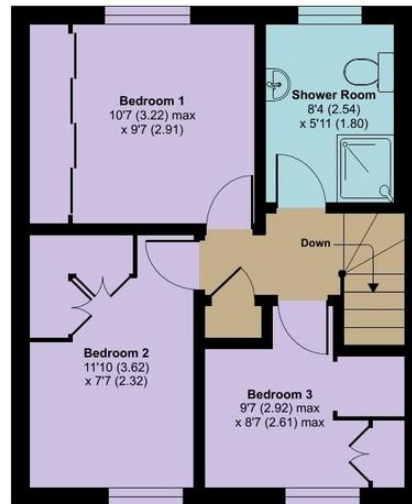
Larch Grove, Sidcup, DA15

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
Produced for Drewery. REF: 1515354

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.