



**Eaton Road**  
Sidcup  
DA14 4PE

**Freehold**

Feature Dining room with slate bed 8 seater Dining/Snooker/Pool/Table tennis table.  
Master bedroom with ensuite incorporating jacuzzi style bath with waterproof TV, shower and sauna  
4 more double bedrooms, 2 with own en-suite WC/sinks and 3 further hobby/office/bedrooms  
Secluded rear garden with 7m x 4m covered entertaining area with garden lighting and power sockets  
Large garage including commercial grade "Body Solid" multi gym  
Off street parking for 4/5 cars with retractable car security bollards to in/out driveway







## FULL DESCRIPTION

A chance to purchase this large extended 7 bedroom detached family home (presently used as 5 double bedrooms & 2 hobby rooms....with additional study/office on the first floor), that would make a fantastic purchase for a large/multi generation family.

The house occupies a corner plot location and is well presented throughout offering some great selling points. It comprises of a large entrance hall, a dining/kitchen/games room that flows beautifully through to the main kitchen area, conservatory and outdoor covered entertaining space that have wrap around views of the garden - giving a great open plan feel perfect for those who like to entertain or have a large family.

The kitchen then leads into a breakfast room and on into the main lounge. There is a utility room, integral access to the garage (with Multi Gym, storage cabinets, 7kw EV car charging point), and downstairs WC & double shower.

The first floor has a Master bedroom with a large ensuite featuring a jacuzzi style bath with waterproof tv, shower & sauna, two more double bedrooms with ensuite WC/sinks, 2 further double bedrooms, Study/office, 2 hobby rooms and a main family bathroom with separate WC.

Externally there is a good sized secluded rear garden with covered entertaining area, gated side access to both sides of property, large garage and plenty of off street parking to the front.

This is an exceptional opportunity to acquire what is an extensive detached house with many unusual features, perfect for a large or growing family. It offers easy access to the local train station with shops and some highly sought after local schools, within walking distance. Internal viewing is a must so as to appreciate what this house has to offer. Most furniture negotiable due to current owners downsizing.







**Local Authority**  
**Council Tax Band**  
**EPC Rating**

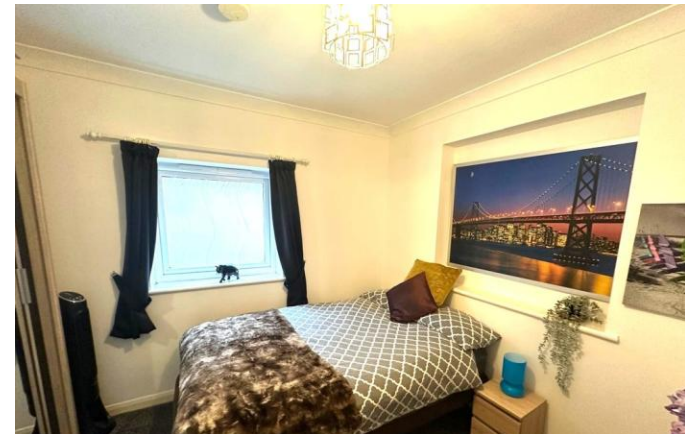
Bexley London Borough Council  
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### Eaton Road, Sidcup, DA14

Approximate Area = 2552 sq ft / 237 sq m (includes garage)

For identification only - Not to scale



Garden  
Approximate  
90' (27.44)  
x 60' (18.28)



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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.