



Guide Price £775,000
Hill Crest, Sidcup, Kent, DA15 9BP

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £775,000 to £800,000

An extended four double bedroom semi-detached chalet style house situated in a very popular road within the Marlborough Park area, only a short walk from Chatsworth Infant School, Burnt Oak and Holy Trinity primary schools, as well as Chislehurst and Sidcup Grammar Schools and Sidcup train station.

Presented in excellent decorative condition throughout, this well-maintained and modernised family home enjoys a beautiful outlook to the rear overlooking Marlborough Park.

The accommodation comprises an entrance hall, a lounge with unique internal bi-fold doors providing separation if required to a study or children's playroom, a separate extended dining room, a modern fitted part-integrated kitchen, and a luxury fitted shower room on the ground floor.

The first floor comprises four bedrooms and a family bathroom suite.

Externally, there is a large front driveway providing ample off-street parking for several vehicles and access to a single garage.

The south-facing, low-maintenance rear garden features a patio and artificial lawn and enjoys an open outlook backing directly onto Marlborough Park.

Council Tax Band F.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	