



**Offers Over £580,000**  
**Longlands Park Crescent, Sidcup, Kent,**  
**DA15 7NE**

**Christopher Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**

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Deceptively spacious and a property that must be viewed internally to be appreciated.

Rarely available spacious Three Bedroom Semi-Detached House situated in an exceptionally popular location very convenient for Sidcup and New Eltham Train stations, Dulverton and Longlands Primary as well as Chislehurst and Sidcup Grammar Schools.

Presented in excellent decorative condition the property also features a fantastic garden room at the end of stunning rear garden.

The property comprises a very spacious dual aspect through lounge, superb kitchen/breakfast room.

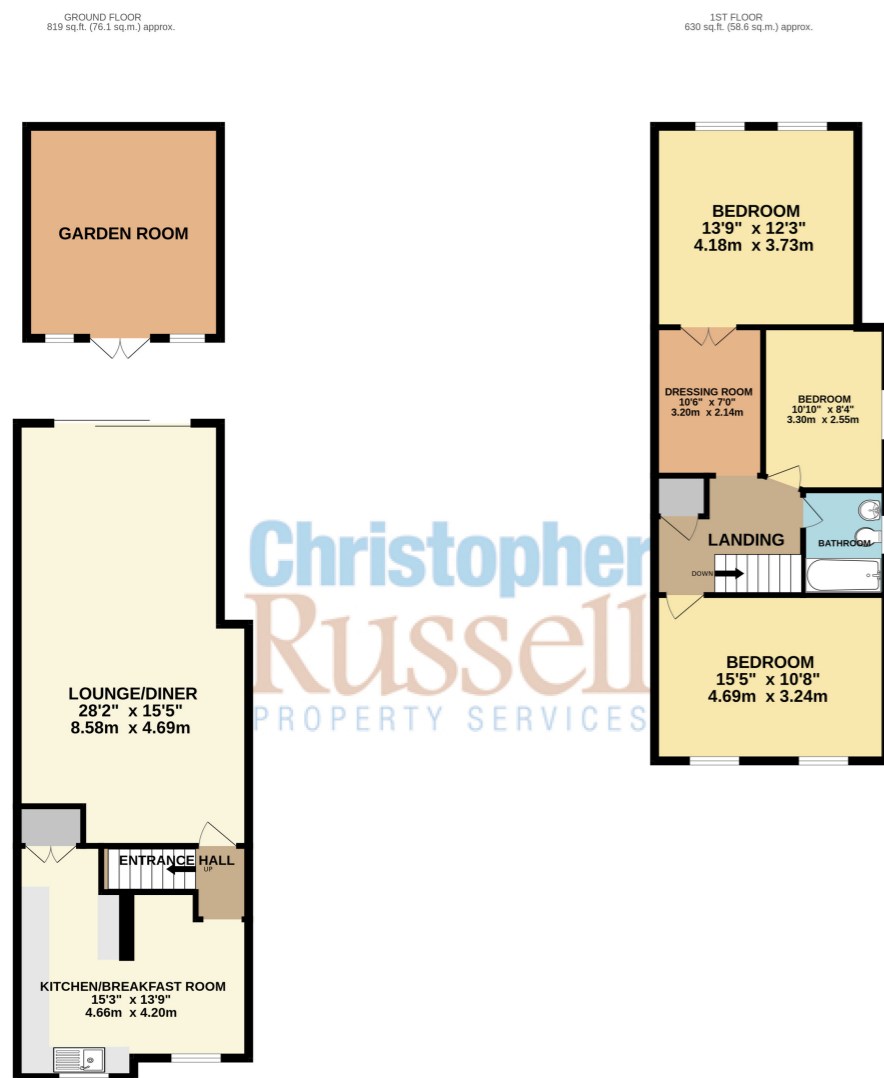
On the first floor there are three Bedrooms and a large dressing room through to the master bedroom.

The beautiful rear garden features a paved patio, lawn, range of established borders and access to the garden room, which is fully equipped with power and is an ideal summerhouse, work from home office, Childs playroom or Hobby Room.

There is an Electric Vehicle charging point to the front of the property on the front driveway.

Viewings are essential for this house to be fully appreciated,

Council Tax Band E.



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TOTAL FLOOR AREA : 1450 sq.ft. (134.7 sq.m.) approx.  
 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 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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			