



£800,000
Clarence Crescent, Sidcup, Kent, DA14
4DF

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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A beautifully presented, modernised, and thoughtfully extended four bedroom detached period house situated in a very popular and convenient location for Sidcup train station, Sidcup High street with Little Waitrose and schools including Birkbeck Primary, Merton Court Independent School and Chislehurst and Sidcup Grammar School.

Having been subject to a considerable amount of improvements, finished to a very good standard, retaining and reinstating many period features, this family home offers stunning features with contemporary living.

The accommodation purpose built over three floors comprises extended ground floor accommodation that features a larger than average entrance hall, formal lounge, open planned kitchen/diner/family room with bi fold doors to the rear garden, utility room and shower room with WC on the ground floor. On the first floor are two bedrooms and a feature family bathroom and there are an additional two double bedrooms on the top floor.

Presented in excellent decorative condition, the property offers many original and reinstated period features such as fireplaces, high skirtings, coved ceilings, and ceiling roses. Modernised to include a two toned modern fitted kitchen, modern luxury bathroom suite, gas central heating with a range of modern and original columned radiators, modern shower room, double glazed windows and window shutters where fitted.

Outside there is off street parking on the front driveway and a rear garden featuring a patio, lawn with a good variety of established shrubs and bedded plants.

There is side access leading to the front of the property.

Council Tax Band E.



TOTAL FLOOR AREA: 1502 sq.ft. (139.6 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		