



£1,400,000

Crescent Road, Sidcup, Kent, DA15
7HN

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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Detached five bedroom double fronted house situated within the sought after Christchurch conservation area close to all amenities within a very short walk to Sidcup train station and Sidcup High Street.

Having retained many original features including beautiful feature fireplaces, coved ceilings, picture rails and skirting boards.

As you approach the property there is an in and out drive for multiple cars and 2 side accesses.

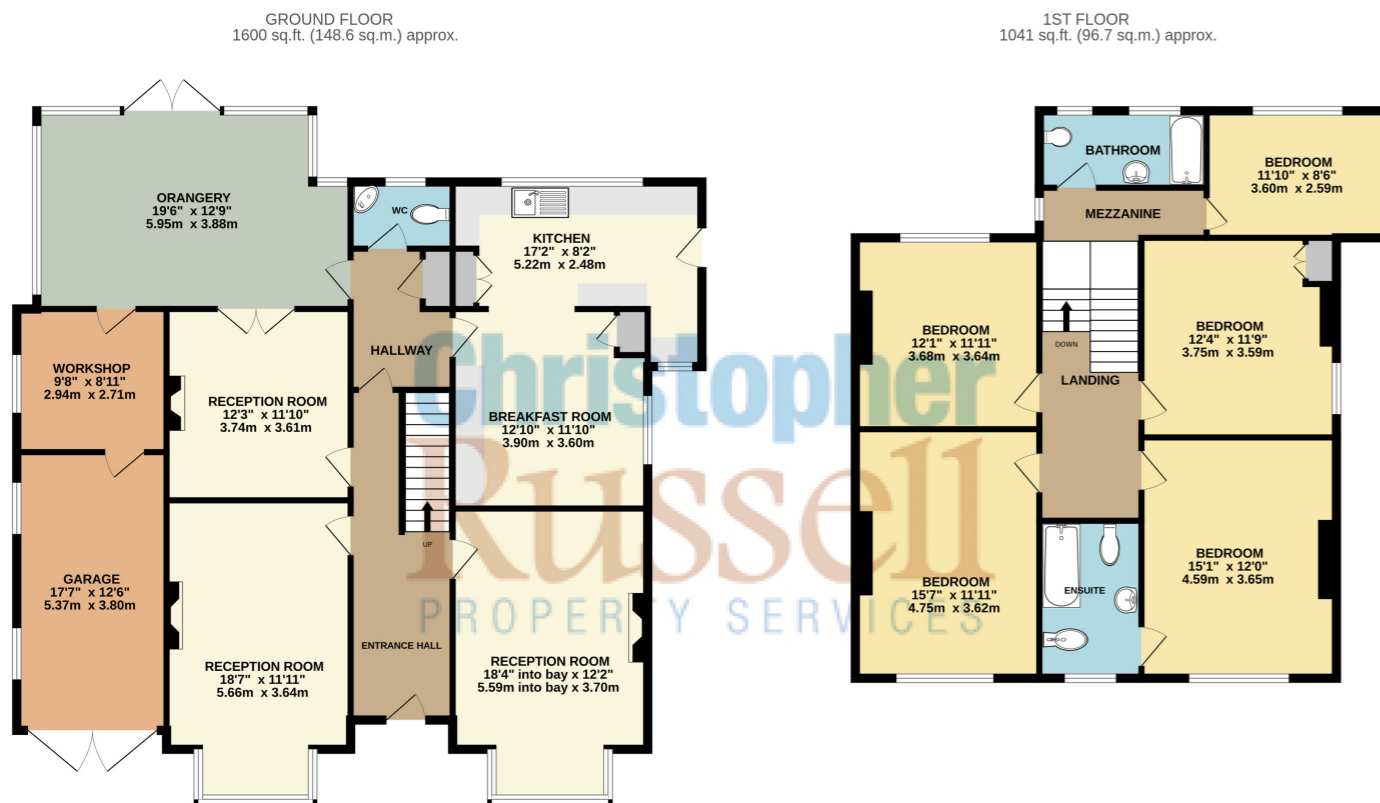
The accommodation comprises; entrance hall, three reception rooms, kitchen and breakfast room, WC, garage, workshop and conservatory. On the first floor there are four double bedrooms and en-suite. There is a mezzanine level between the ground and first floor with the fifth bedroom and family bathroom.

The rear garden extending approximately 100 ft and 65ft wide with fruit and veg patch is simply stunning and must be viewed to be appreciated. There is a Burton Shaw shed and a 12 ft by 8 ft Rhino greenhouse.

A new Vaillant boiler and hot water tank with emersion has recently been installed. Fibre optic internet has recently been connected, ideal for working from home.

Location is excellent for Chislehurst and Sidcup Grammar School and a plethora of primary schools including West Lodge and Benedict House Preparatory Schools. The property is equidistant to Sidcup train station with direct services into London Cannon Street, Charing Cross and London Bridge, and Sidcup high street which offers a vast range of shops, restaurants and bars.

Council Tax Band G.



TOTAL FLOOR AREA: 2641 sq.ft. (245.3 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	