

£1,000,000  
Crescent Road, Sidcup, Kent, DA15  
7HW



Positioned on one of the most desirable roads within the prestigious Christ Church Conservation Area, this charming four-bedroom detached home presents a rare opportunity to purchase one of only three detached properties in this exclusive stretch.

With open parkland on its doorstep and Sidcup Train Station and High Street just a short walk away, the location offers tranquillity with unbeatable convenience.

This character home provides exceptional scope for extension and remodelling (STLPP), making it ideal for buyers eager to create their long-term dream home in a prime setting.

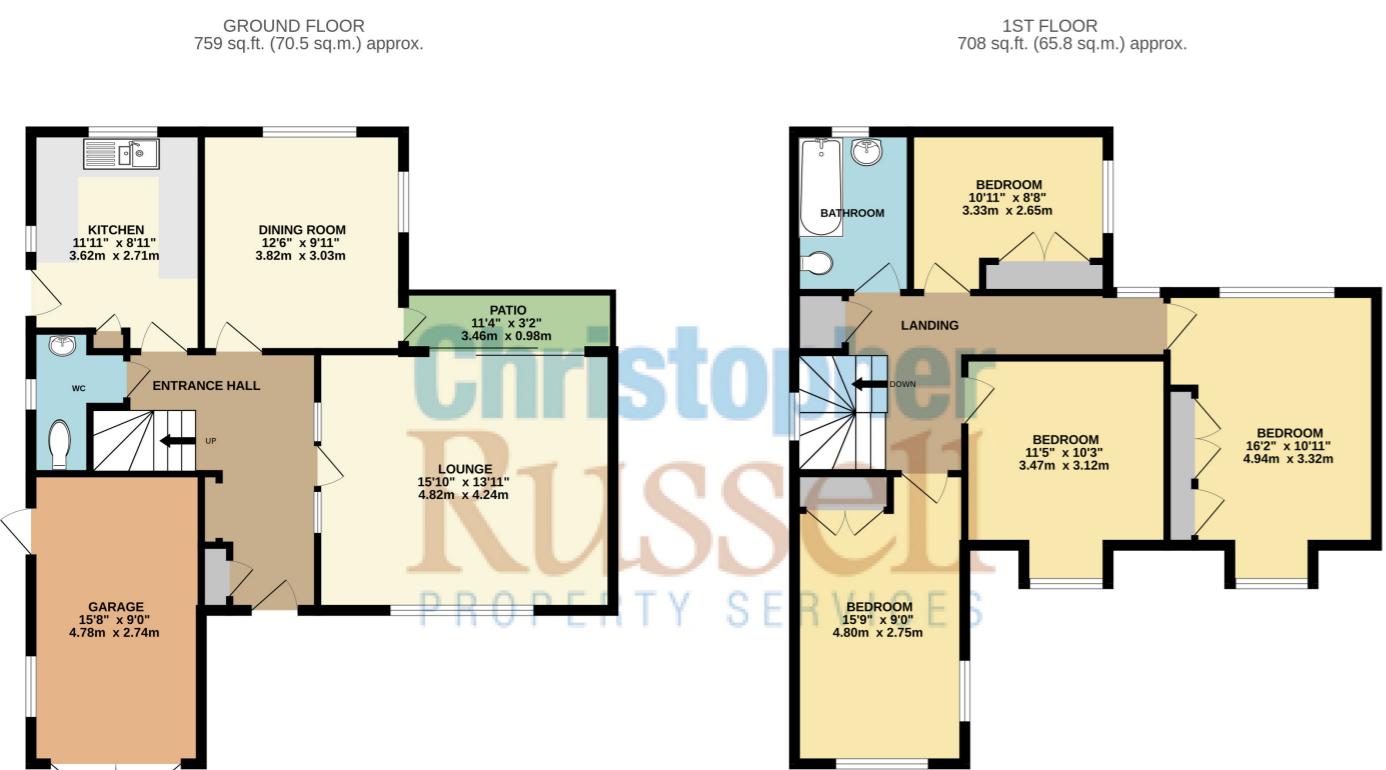
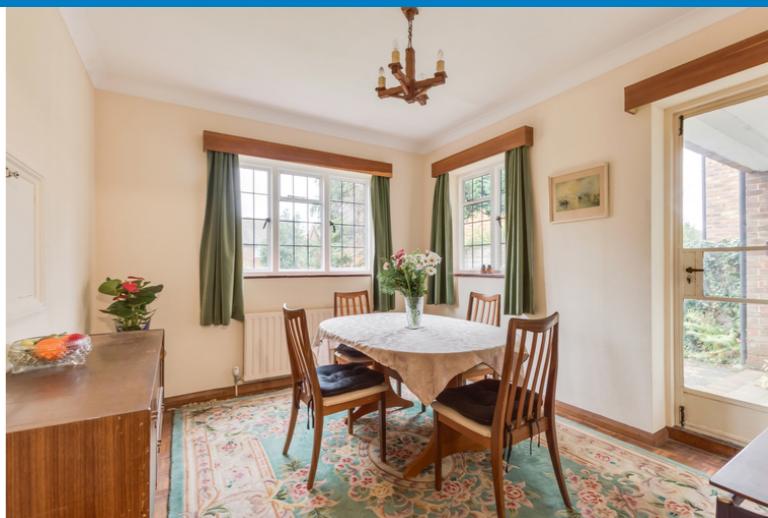
The first floor offers four bedrooms and a family bathroom, while the ground floor features an entrance hall, cloakroom, spacious lounge, separate dining room and a well-planned kitchen. There is original parquet flooring in the hall, lounge and dining room.

The large integral garage presents further potential for conversion, adding even more flexibility for future expansion.

Outside, the property features a driveway providing off-street parking for several cars and a secluded rear garden, complete with patio and lawn.

Rarely available, this is a wonderful opportunity for buyers seeking character, potential and an unbeatable location.

Council Tax Band G.



**Christop  
RUSS**  
PROPERTY SERVICES

TOTAL FLOOR AREA: 1467 sq.ft. (136.3 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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