



Offers in Excess of £400,000
Ashcroft Crescent, Sidcup, Kent, DA15 8NT



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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Two bedroom round bay fronted terrace house situated in a sought after Crescent conveniently located for Days Lane Primary School, The Oval Shopping Parade and local transport facilities including access to Sidcup and New Eltham train stations.

Modernised and finished to a good standard the property features newly plastered walls and ceilings, modern fitted kitchen, ground floor toilet and a first floor modern bathroom suite. There are fitted wardrobes to the main bedroom.

There is a great potential for the property to be extended on the ground floor with the current accommodation comprising; hall, lounge, kitchen/diner and cloakroom on the ground floor with two bedrooms and a bathroom on the first floor.

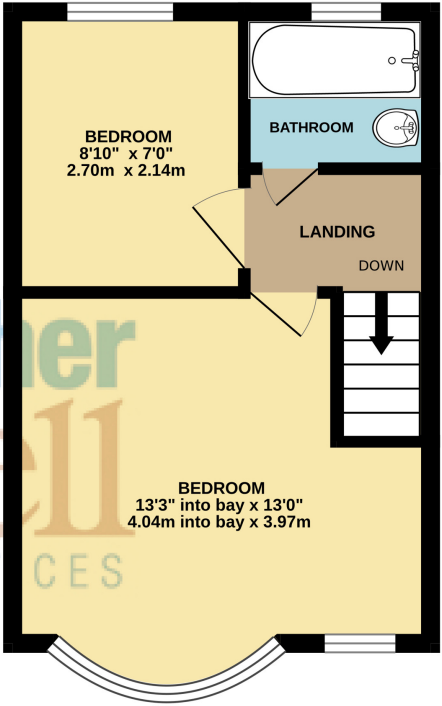
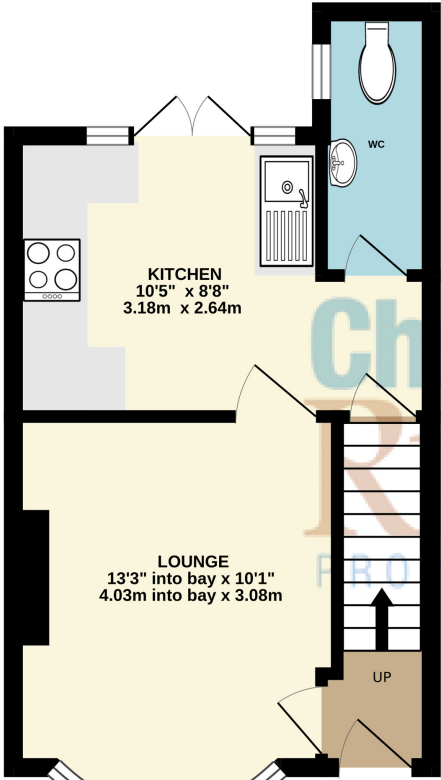
Outside there is a front driveway to accommodate off street parking and a good sized rear garden.

Council Tax Band C.



GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 536 sq.ft. (49.8 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	82
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		