



£888,000

Longlands Park Crescent, Sidcup, Kent,
DA15 7NE

Christopher
Russell
PROPERTY SERVICES



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A beautiful example of a four/five bedroom, two bathroom semi detached Victorian home situated in a sought after location which is a short walk to Sidcup and New Eltham train stations, Chislehurst and Sidcup Grammar school and Dulverton Primary which has recently received an outstanding Ofsted report.

Presented in excellent decorative condition the property has many original features but has been modernised to a good standard throughout.

The property offers great potential to extend further to the side and also into the loft space subject to local planning permission. It currently offer versatile ground floor accommodation that comprises a spacious entrance hall, cloakroom, lounge, separate dining room that could be used as a double bedroom, large kitchen with a large extension to create an open planned kitchen/diner/family room arrangement.

The first floor comprises a master bedroom with en suite shower room, two other large double bedrooms, one with fitted wardrobes, large single bedroom and a family bathroom.

The property features gas central heating, double glazing, modern fitted kitchen modern en suite and bathroom suites and a recently renewed roof in slate tiled finish.

Outside there is a driveway for off street parking and a double length tandem garage to the side.

The rear garden extends approximately 120ft featuring a large deck, lawn, and a variety of established plants and trees.

There is a brick building at the bottom of the garden suitable for storage of lawnmowers and garden related items.

Council Tax Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		