



£1,275,000

Crescent Road, Sidcup, Kent, DA15 7HW

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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A rare and exciting opportunity to acquire a substantial five-bedroom, three-bathroom detached family home, set within one of the most desirable roads in the prestigious Christ Church Conservation Area.

Offered with no onward chain, this double-fronted property occupies a generous plot and boasts a rear garden extending approximately 100ft, providing enormous potential for modernisation, extension, and the creation of a bespoke family residence.

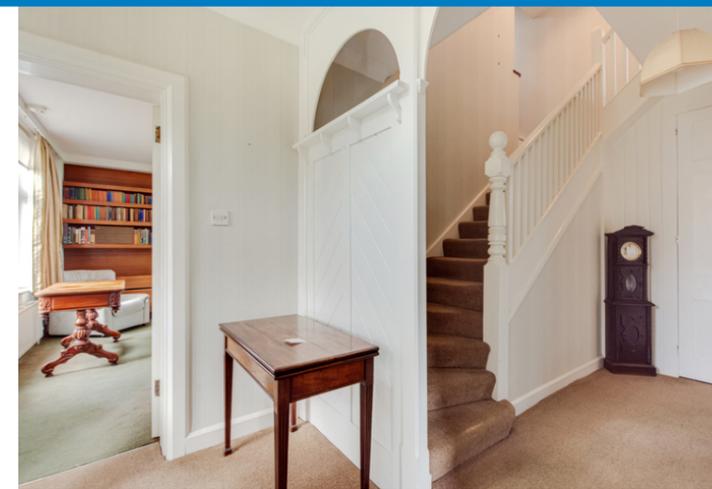
The ground floor comprises; hallway, spacious lounge, a through reception room, and a breakfast room which adjoins a well-appointed kitchen. A utility room and a convenient ground floor shower room complete this level.

Upstairs, there are five bedrooms alongside two bathrooms and a separate WC, offering ample accommodation for larger families or multigenerational living.

Externally, the property is approached via a good-sized front garden with a driveway providing access to a side garage, while side access to both sides of the property ensures ease of movement around the home.

The exceptional sized rear garden has the potential to create extensive outdoor living areas, landscaped gardens, or even additional outbuildings.

Council Tax Band G.



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.

1ST FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA: 2157 sq.ft. (200.4 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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