



£1,400,000

Crescent Road, Sidcup, Kent, DA15
7HN

Christopher
Russell
PROPERTY SERVICES



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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 two side accesses.

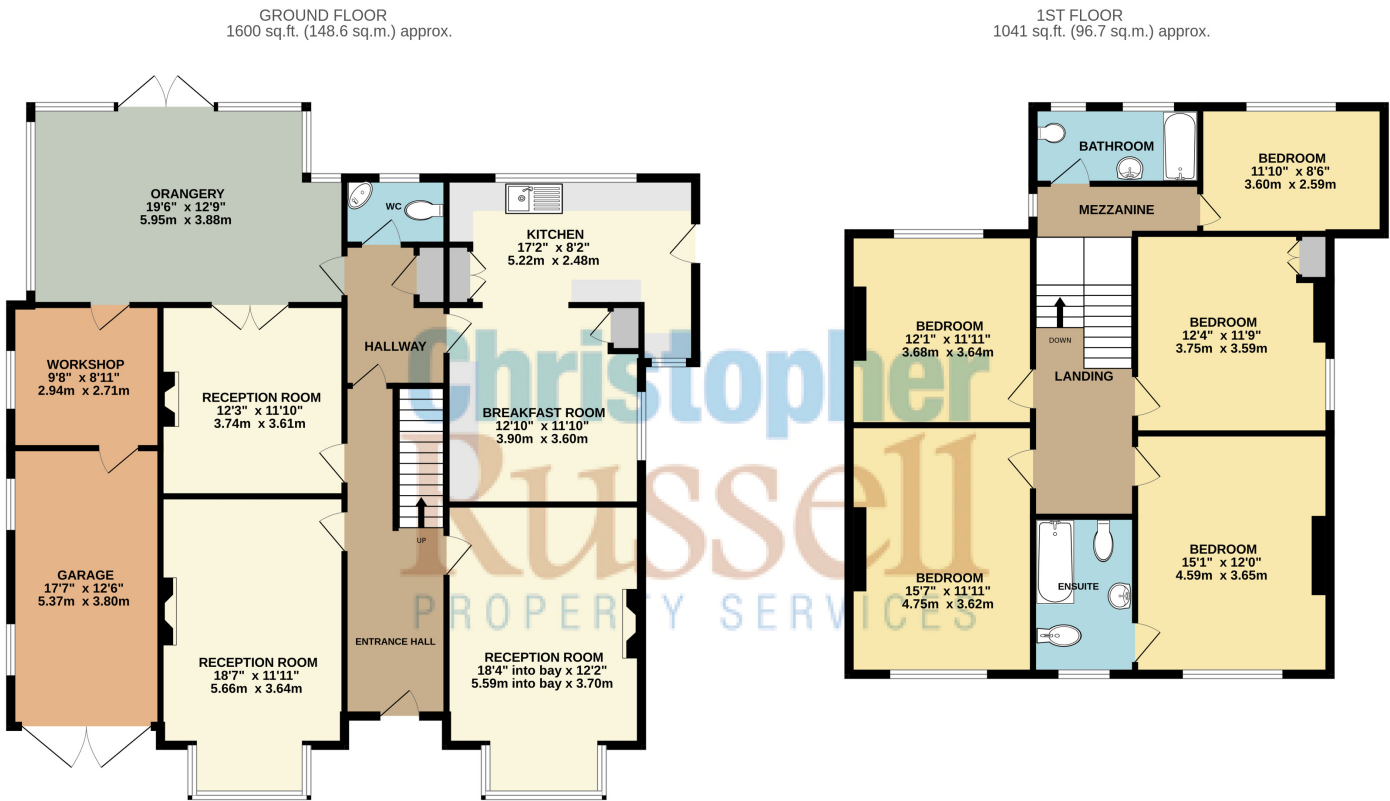
The accommodation comprises; entrance hall, three reception rooms, kitchen and breakfast room, WC, garage, workshop and conservatory. On the first floor there are four double bedrooms and en-suite. There is a mezzanine level between the ground and first floor with the fifth bedroom and family bathroom.

The rear garden extending approximately 120ft 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 immersion 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. There are also 8 different bus routes which provide an excellent service locally to Greenwich, Cutty Sark. The Superloop bus services Abbey Wood Station for the Elizabeth Line which takes you directly to Heathrow Airport.

Council Tax Band G.



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	