



Guide Price £750,000

**Longlands Park Crescent, Sidcup, Kent,
DA15 7NE**

**Christopher
Russell**
PROPERTY SERVICES



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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £750,000 to £775,000.

Stunning four bedroom semi detached period house situated in an exceptionally popular location very convenient for Sidcup and New Eltham Train stations, Dulverton and Longlands Primary as well as Chislehurst and Sidcup Grammar Schools.

Presented in excellent decorative condition this extended family has been thoughtfully extended on the ground floor and also features a fantastic loft conversion creating a superb master bedroom with walk in wardrobe and an ensuite shower room.

The ground floor accommodation comprises; 'L' shaped entrance hall, cloakroom, utility area for washing machine and tumble dryer, lounge, open planned kitchen/diner which leads into a family room with bi-fold doors to the rear garden.

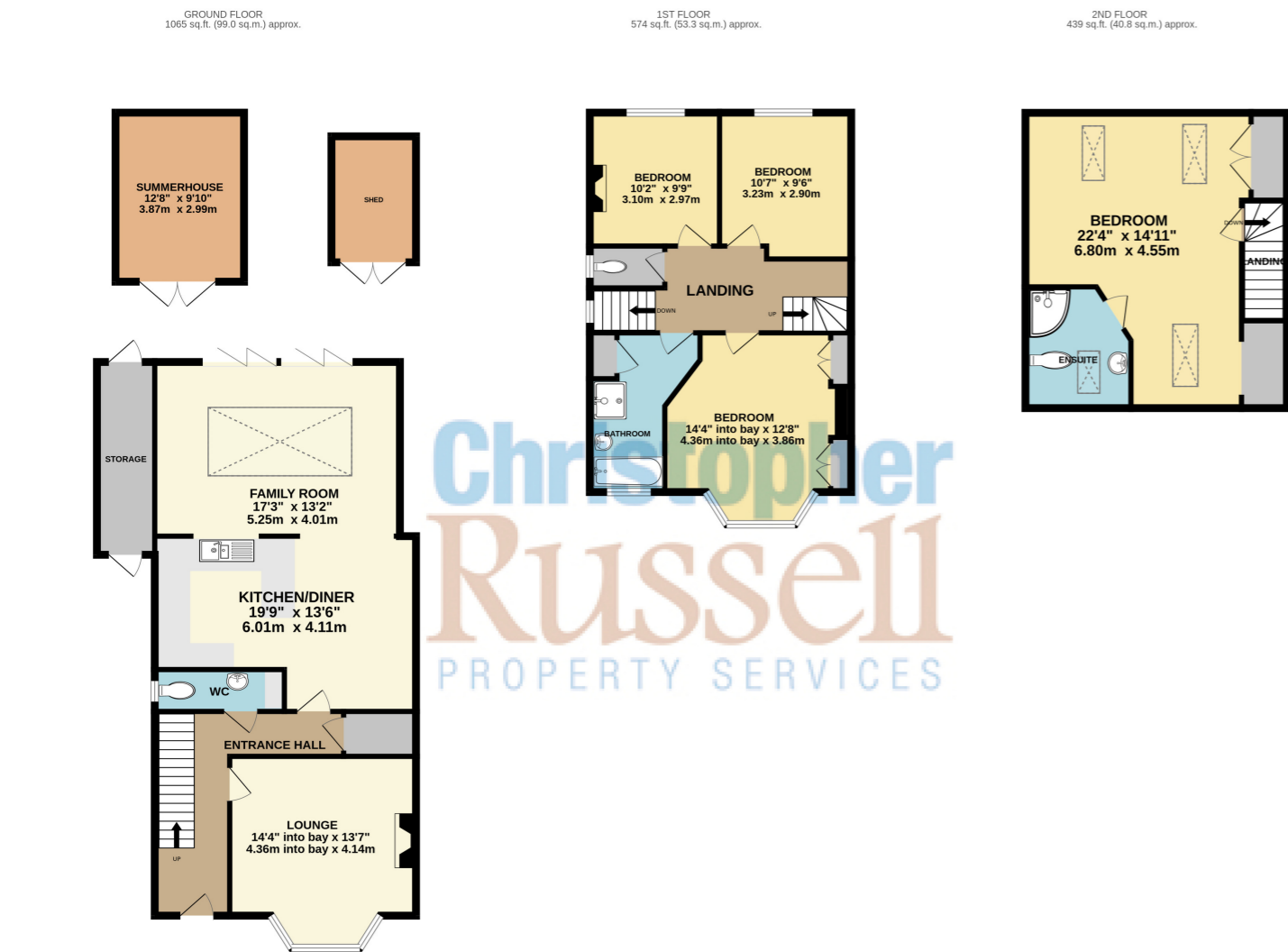
On the first floor there is a large landing with a recessed study area, three bedrooms and a family bathroom with bath and separate shower enclosure and separate WC. The top floor features the master bedroom suite.

Retaining many original features the property has been modernised to feature double glazing in keeping with the character of the house, gas central heating, window shutters where fitted, modern bathroom, ensuite and modern fitted kitchen with some integrated appliances and laminate worksurfaces. There has been some new flooring laid to areas of the house and the house has been recently painted to the rear elevation.

Outside the rear garden extends approximately 100ft. There is an Indian Sandstone paved patio leading to lawn with an additional paved area to towards the end of the garden in front of the workshop and garden shed.

The front driveway could accommodate parking for three cars.

Council Tax Band F



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TOTAL FLOOR AREA: 2078 sq.ft. (193.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			