



Offers in Excess of £1,250,000
Crescent Road, Sidcup, Kent, DA15
7HN

Christopher
Russell
PROPERTY SERVICES



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.

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Christopher Russell Property Services

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Impressive double fronted detached four double bedroom period house situated in one of Sidcup most premier and sought after roads and within the Christchurch conservation area close to all amenities within a very short walk to Sidcup train station and Sidcup High Street.

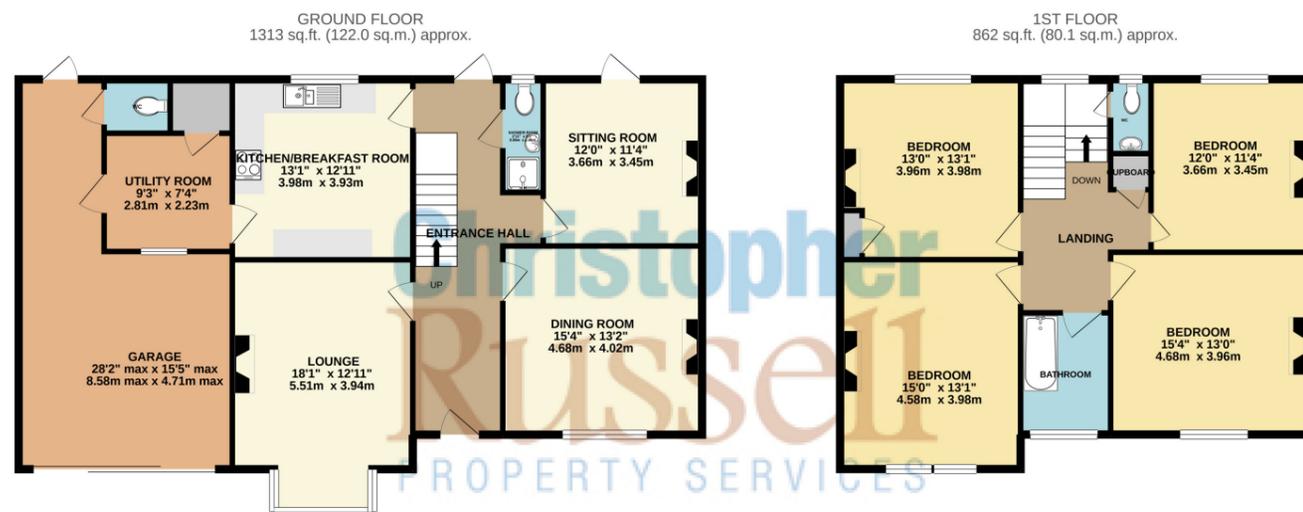
Having retained many original features including feature fireplaces, coved ceilings, picture rails and skirting boards.

The accommodation comprises a very spacious entrance hall, three reception rooms, kitchen/breakfast room, utility room, shower room with w.c and an additional separate w.c on the ground floor. The first floor comprises four double bedrooms and a family bathroom and a separate w.c.

Outside the secluded level rear garden extends approximately 155ft and has a excellent variety of established planting.

There is a driveway to the front to provide off street parking for several cars and access into a large garage.

Council Tax Band G.



TOTAL FLOOR AREA: 2175 sq.ft. (202.1 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		73
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			