



Hill Crest, Sidcup, DA15
 Approximate Area = 981 sq ft / 91.1 sq m
 Limited Use Area(s) = 328 sq ft / 30.4 sq m
 Garage / Store = 264 sq ft / 24.5 sq m
 Total = 1573 sq ft / 146 sq m
 For identification only - Not to scale

Denotes restricted
 head height



Hill Crest

Sidcup, DA15 9BP

A highly sought after 3 bedroom un-extended chalet house in the popular Marlborough Park area. Great space, good sized garden and huge potential to be extended into a 5 bedroom 2 bathroom property as many in the area have done. Easy access to the local shops at the Oval, transport links with Sidcup train station and some highly sought after schools. * Chain Free *

Main Features

- 3 bedroom unextended chalet style house
- Potential to extend (STPP)
- Chain Free
- Easy access to Sidcup station and local shops at The Oval
- Convenient for sought after schools
- Two receptions
- Downstairs bathroom
- Two bedrooms upstairs and one downstairs
- Off street parking and garage
- Rear garden overlooking the local park

FULL DESCRIPTION

Offered for sale is this highly sought after 3 bedroom semi detached chalet house. The property currently offers great space, a good sized garden that overlooks the local park. Situated within easy access of the local shops and restaurants at "The Oval" as well as offering access to Sidcup station and some highly sought after schools.

The property offers huge potential to be extended as many in the area have done to create a 5 bedroom, 2 bathroom home. It currently comprises of: entrance hall, front lounge, dining room, kitchen, bathroom and bedroom 3 and then on the first floor are bedrooms 1 and 2.

Externally there is off street parking to the front plus a front garden, garage and a good sized rear garden that overlooks the local park.

Offered CHAIN FREE we highly recommend your earliest viewing.

Entrance hall

Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

Dining room

13' 9" x 12' 0" (4.19m x 3.66m)

Kitchen

10' 0" x 8' 1" (3.05m x 2.46m)

Downstairs bedroom three

10' 6" x 7' 11" (3.2m x 2.41m)

Downstairs bathroom

First floor landing

Bedroom one

16' 8" x 11' 9" (5.08m x 3.58m)

Bedroom two

11' 9" x 10' 7" (3.58m x 3.23m)



Outside

Rear garden approximately 58' x 29' (17.68m x 8.84m)

Off street parking to the front garden

Detached garage 15'7 x 9'8 (4.75m x 2.95m) with storage area behind.

Additional Information

Council Tax Band E £2,491 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 53

Potential EPC Rating 76

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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