



Clarence Crescent
Sidcup
DA14 4DG

Freehold

3 bedroom, double fronted period house
Ideal family home
Chain Free
Ample character but with a modern layout
Short walk to Sidcup station, shops, restaurants
etc
Convenient for local schools
2 reception rooms





FULL DESCRIPTION

Offered for sale is this 3 bedroom double fronted period house. The property would make a great family home as it sits in a location that offers a short walk to the local shops, parks, schools and Sidcup train station.

The house has plenty of character but with a more modern layout as it features a kitchen/diner again perfect for modern day family living. The house has off street parking to the front but offers potential for further parking and it certainly has curb appeal.

It briefly comprises of: Entrance porch, entrance hall, a front lounge with bay fronted window and character fireplace. There is a second reception room that would make a perfect office or children's play room and then there is a kitchen/diner. The first floor has 3 good sized bedrooms and a family shower room that could easily be changed into a bathroom.

Externally there is off street parking to the front with potential to add to this and create a great driveway to the front. To the rear there is a deceptive garden as it sits on a wide plot but has 2 seating areas and a lawn.

Directions

From our Sidcup office turn left into station road, under the bridge and turn left at the traffic lights into Hatherley Crescent, take the first right into Hatherley Road and the first left into Alma Road. Then take first right into Birkbeck Road and Clarence Crescent is the second turning on the left. Closest Stations: Sidcup (0.34 mi) Albany Park (0.92 mi) New Eltham (1.62 mi) Closest Schools: Birkbeck Primary School (0.18 mi) Holy Trinity Lamorbey Church of England School (0.57 mi) Chislehurst and Sidcup Grammar School (0.45 mi)



Local Authority
Council Tax Band
EPC Rating

Bexley London Borough Council
E
D

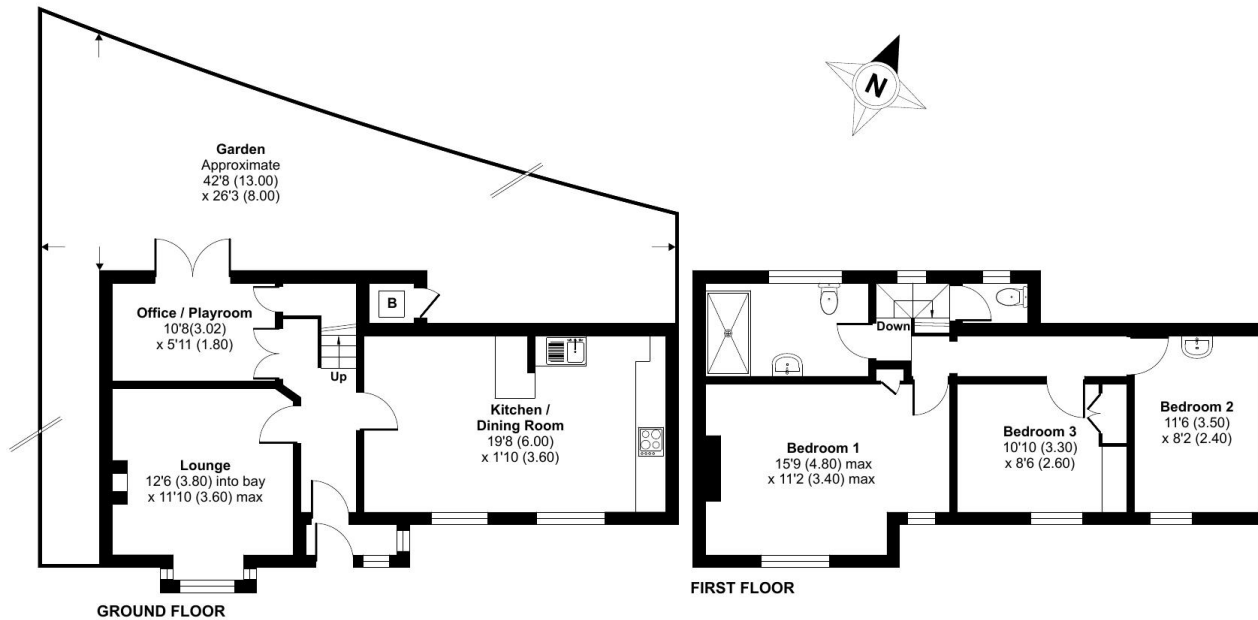
Clarence Crescent, Sidcup, DA14

Approximate Area = 1048 sq ft / 97.3 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 1056 sq ft / 98 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2025. Produced for Drewery. REF: 1302014

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.