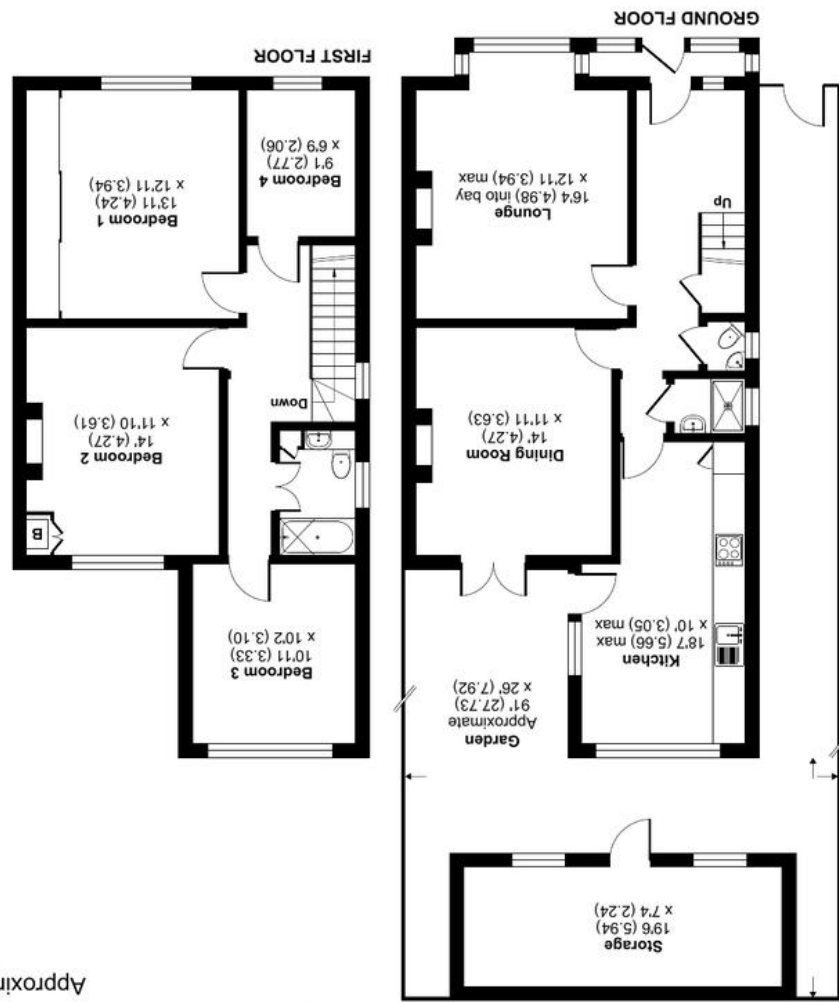


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nhd.com 2024.  
 Produced for Drewery. REF: 1088987



Approximate Area = 1419 sq ft / 131.8 sq m  
 Outbuilding = 143 sq ft / 13.3 sq m  
 Total = 1562 sq ft / 145.1 sq m  
 For identification only - Not to scale

**Longlands Park Crescent, Sidcup, DA15**





# Longlands Park Crescent

Sidcup, DA15 7NG

Spacious four bedroom semi detached house situated in a highly sought after tree lined road and offered Chain Free.

## Main Features

- Spacious 4 bedroom semi detached house
- Potential to extend into the loft (STPP)
- Chain Free
- Original period features including open fire and high ceilings
- Large south westerly facing garden
- Large shed with potential for office conversion
- Convenient for both Sidcup & New Eltham stations
- Close to local shops
- School catchment area for Longlands Primary & other local schools.

## FULL DESCRIPTION

Offered for sale is this spacious 4 bedroom semi detached house with off street parking and a south westerly facing garden, Well presented throughout and offering a great feeling of space, making it a brilliant family home. The property still offers further potential to extend into the loft (STPP) and is being offered CHAIN FREE.

The house is well presented throughout and briefly comprises of: entrance hall, front lounge, dining room with doors opening to garden and a large kitchen, The first floor has 3 double bedrooms and a smaller 4th bedroom.

Situated in a highly sought after tree lined road that offers easy access to local transport links including Sidcup and New Eltham Train stations and various bus routes.

This is a great house in such a highly sought after location with great schools in the catchment area, your internal viewing comes highly recommended.

## Entrance hall

### Lounge

16' 4" x 12' 11" (4.98m x 3.94m)

### Dining room

14' 0" x 11' 11" (4.27m x 3.63m)

### Kitchen

18' 7" x 10' 0" (5.66m x 3.05m)

### Downstairs cloakroom

### Downstairs shower room

### First floor landing

### Bedroom one

13' 11" x 12' 11" (4.24m x 3.94m)

### Bedroom two

14' 0" x 11' 10" (4.27m x 3.61m)

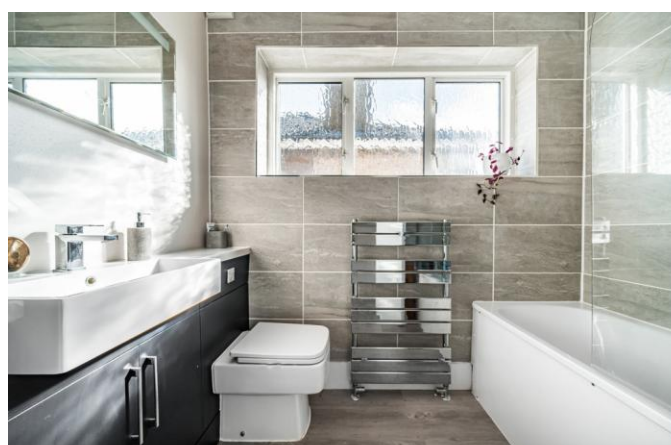
### Bedroom three

10' 11" x 10' 2" (3.33m x 3.1m)

### Bedroom four

9' 1" x 6' 9" (2.77m x 2.06m)

### Bathroom



## Outside

Rear garden approximately 91' x 16' (27.73m x 4.88m)

Large shed/outbuilding 19'6 x 7'4 (5.94m x 2.24m)

Off street parking to the front.

## Additional Information

Council Tax Band F £2,943 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 47

Potential EPC Rating 71

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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