

LEASEHOLD - SHARE OF  
FREEHOLD



Flat - Purpose Built (EPC Rating: C)

**11 CRESCENT ROAD, SIDCUP, DA15 7HN**

Guide price

**£400,000**

**Westwood**  
PROPERTY SERVICES



# 3 Bedroom Flat - Purpose Built located in Sidcup

GUIDE PRICE £400,000 - £425,000 Located on one of Sidcup's most popular roads, Westwood's are pleased to offer for sale this rarely available THREE BEDROOM split-level maisonette. Having been meticulously maintained and refurbished to a high standard by the current owners the accommodation on offer comprises private entrance hall with stairs leading to the first floor, large living room measuring 15'11 x 15'7, kitchen dining room with Quartz work surfaces, three good size second floor bedrooms and a contemporary three piece shower room. Additional points of particular note include share of freehold, double glazing, gas central heating, garage en-bloc and residents parking to the rear which is on a first come, first serve basis. Ideally positioned for Sidcup train station and many shops and restaurants an internal viewing would be highly advised.

## Entrance Hall

Double glazed front door, stairs to first floor, storage cupboard and carpet.

## Living Room

15'11 x 15'7

Two double glazed windows to front, coved ceiling, spot lights, stairs to second floor, radiator and carpet.

## Kitchen Dining Room

15'11 x 10'2

Two double glazed windows to rear, range of wall and base units, Quartz work surfaces, under lighting to cupboards plus plinth lighting, integrated electric oven and hob, integrated wine fridge, integrated microwave, integrated dish washer, extractor fan, plumbed for washing machine, stainless steel sink unit with mixer tap, wall mounted gas central heating boiler enclosed with cupboard, radiator and LVT flooring.

## Landing

Loft access, coved ceiling, glass banister and carpet.

## Bedroom One

13'3 x 9'7

Double glazed window to front, fitted wardrobes, radiator and carpet.

## Bedroom Two

10'2 x 9'8

Double glazed window to rear, fitted wardrobes, radiator and carpet.

## Bedroom Three

8'7 x 6'

Double glazed window to front, radiator and carpet.

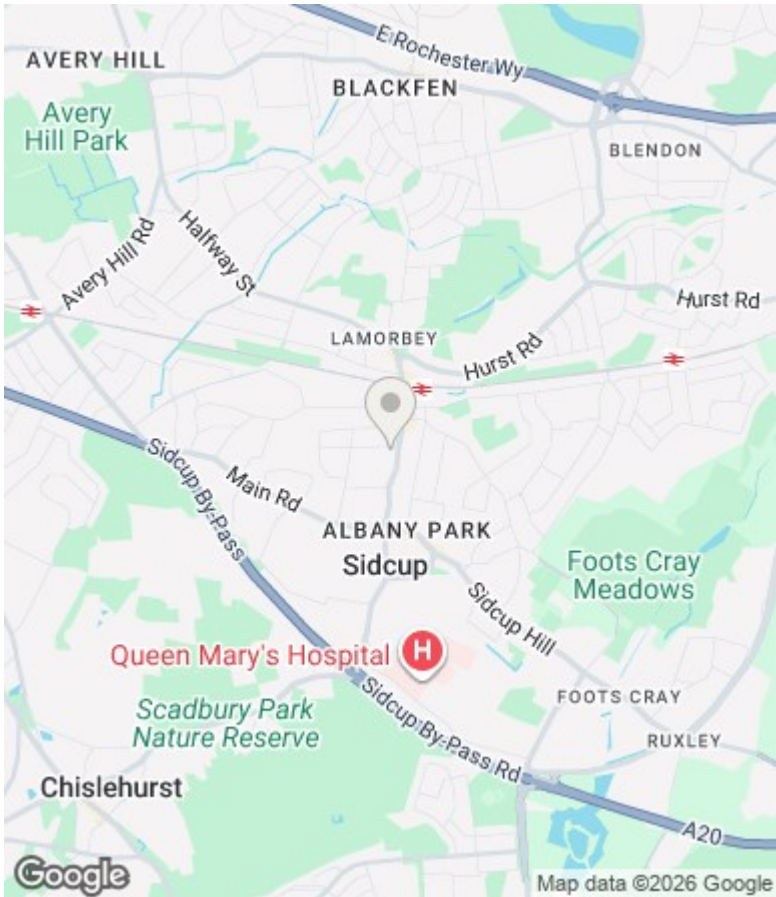
## Shower Room

Double glazed frosted window to rear, spot lights, walk-in shower cubicle, low-level WC, surround lighting to niche areas, wash hand basin, heated towel rail, under-floor heating and wall and floor tiling.

## Garage En-bloc

15'9 x 7'10





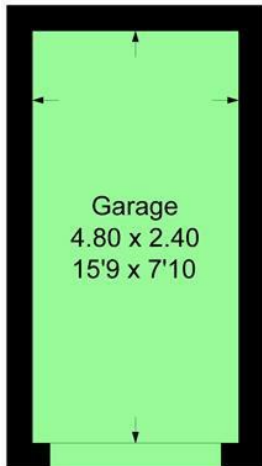
SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

# Crescent Road, DA15

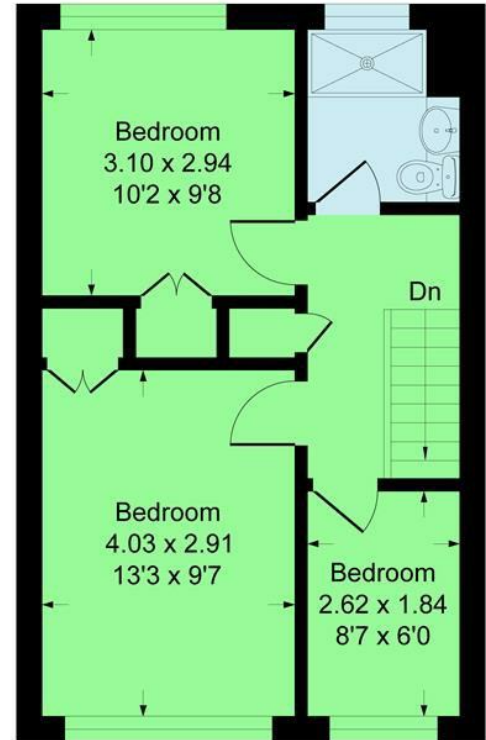
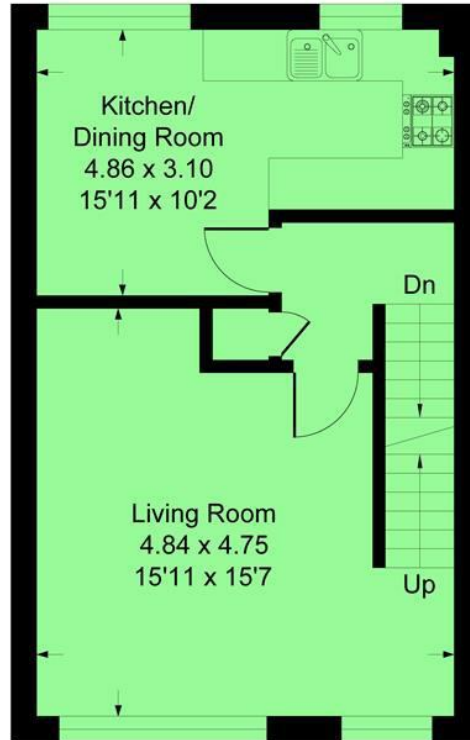
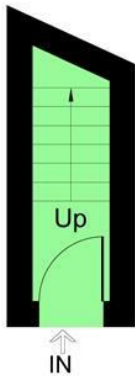
Approximate Gross Internal Area 77.7 sq m / 837 sq ft

Garage Area = 11.5 sq m / 124 sq ft

Total Area 89.2 sq m / 961 sq ft



**Garage**



**Ground Floor**

**First Floor**

**Second Floor**

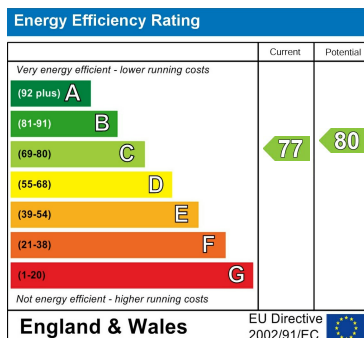
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Council Tax Band

**C**

Energy Performance Graph



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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 are advised to recheck the measurements.