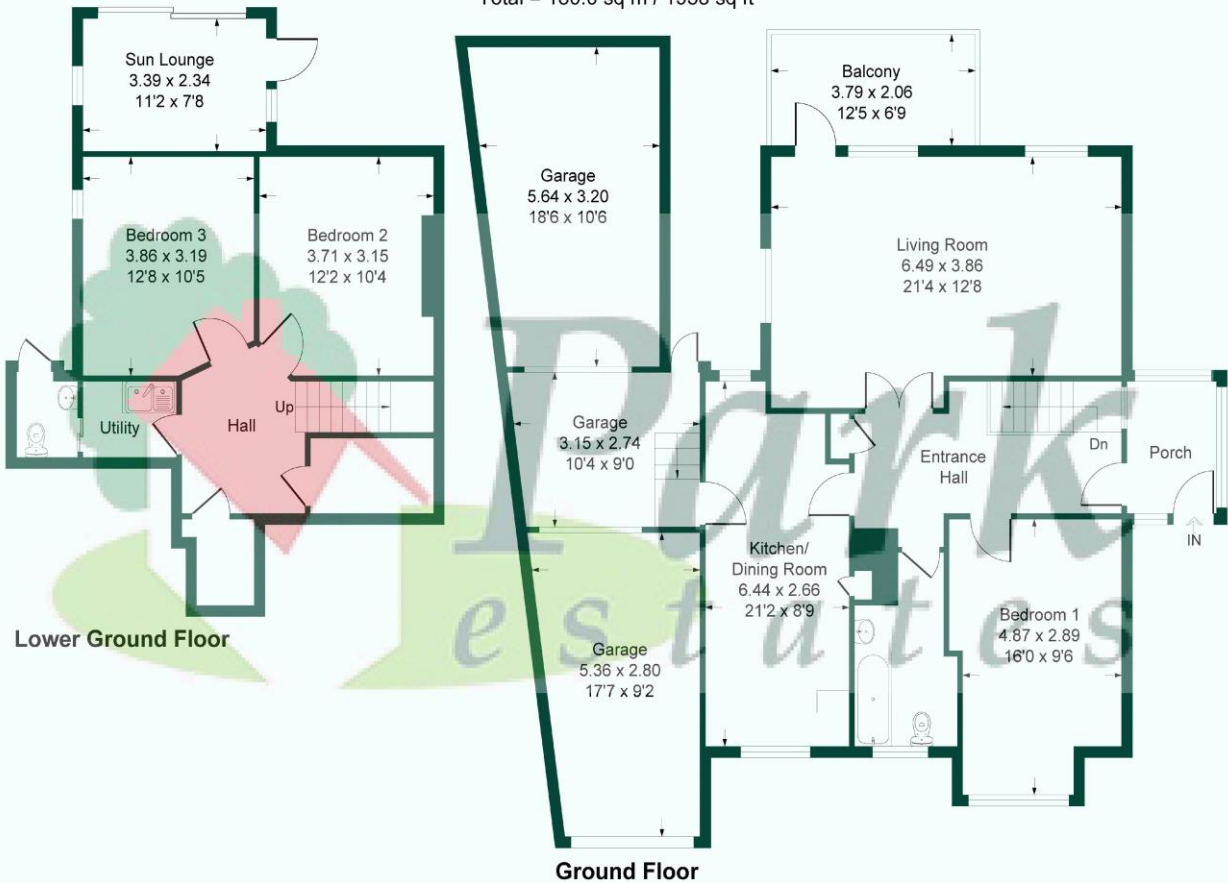




### Hill Crescent

Approximate Gross Internal Area = 136.84 sq m / 1473 sq ft  
Sun Lounge = 43.16 sq m / 465 sq ft  
Total = 180.0 sq m / 1938 sq ft



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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79  C
55-68	D		
39-54	E	53  E	
21-38	F		
1-20	G		



Park Estates are delighted to offer onto the market this unique three double bedroom detached property, which is in need of modernisation but offers huge potential to extend or possibly undertake a roof conversion, subject to relevant planning consents, to create a large family home. Located within one of Bexley's most sought after roads, with stunning rear views, just a short walk from Old Bexley Village, with convenient access to local shops, schools, Bexley Station and all other transport links. The property is set out over two levels, with current accommodation comprising on the ground floor of entrance porch, entrance hall, bedroom one, bathroom, fitted kitchen / diner, one reception room which is air conditioned and a rear balcony overlooking the garden. To the lower ground floor there is a 2nd hallway, two further bedrooms, sun lounge, utility and wc. Additional benefits to note include two garages, ample off street parking, front garden, lovely rear garden, double glazing, gas central heating and no forward chain. Viewing is highly recommended to fully appreciate the features of this distinctive home.

Local Authority: Bexley  
Council Tax Band: F

