



Hill Crescent, DA5

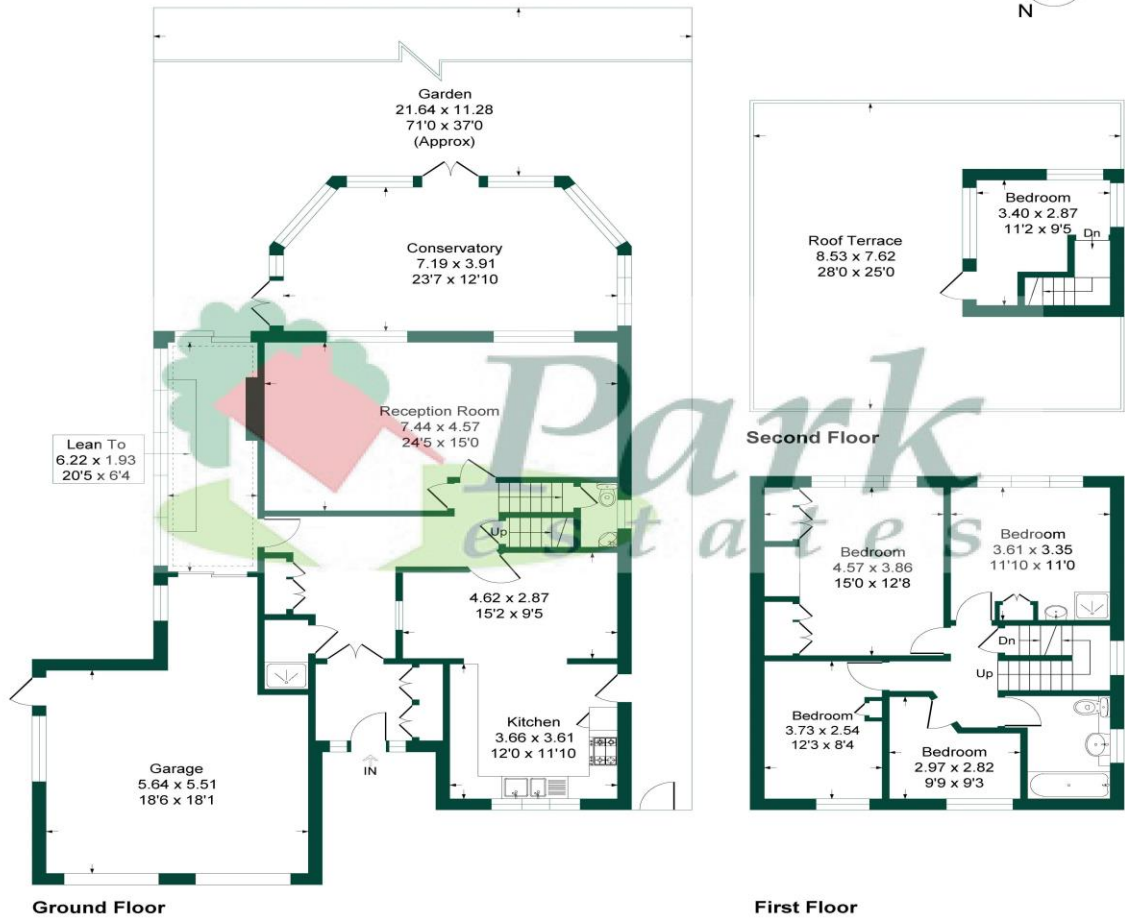
Approximate Gross Internal Area = 200.2 sq m / 2156 sq ft
Garage = 35.2 sq m / 379 sq ft
Total = 235.5 sq m / 2535 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	84 B
39-54	E		
21-38	F		
1-20	G		

Park
e s t a t e s
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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

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

Located within one of Bexley's most desirable roads, is this spacious four / five bedroom detached 'Art Deco' style home, offering a wealth of character and charm. This superb and unique family home, with panoramic views from its private roof terrace and study / bedroom 5, offers spacious and versatile accommodation set out over three levels. The property is accessed via an entrance porch leading into a good sized entrance hall and comprises of a ground floor shower room, steps down to a separate ground floor wc, fitted kitchen / diner and a generous reception room with parquet flooring, leading into a large double glazed conservatory. In addition there a lean to at the side of the property and a double integral garage. To the first floor there is a family bathroom and four bedrooms - one with en-suite facilities. A further bedroom / study can be found on the 2nd floor, which benefits from stunning panoramic views of the borough and further afield, as well as access to the large private roof terrace. The property is conveniently located for a selection of popular local schools including primary schools and Dartford and Wilmington Grammar schools, and is also just a short walk to Old Bexley Village, with a good selection of shops, restaurants and transport links including Bexley Station, bus services and A2 / M25 motorway links. The property does require some modernisation throughout, however benefits from being chain free, with double glazing and gas central heating, as well as offering a wealth of potential to extend subject to relevant planning consents, to create further accommodation. Externally this charming property offers off street parking for two / three cars, as well as a front garden and a secluded, sunny and south easterly facing family sized rear garden.

Local Authority: Bexley
Council Tax Band: G

