



14 Hill Crescent, Bexley, Greater London,



Harpers & Co





Harpers & Co



# Hill Crescent

4/5 Bed detached on large plot

- Large 0.323 acre plot (approx)
- Large 4/5 bed detached
- Large open plan reception room 9m x 5.3m
- Large double bedrooms
- Huge garage and drive
- Flat roof for extending or adding
- Possible redevelopment site
- Chain Free
- Serious interest only

*Hill Crescent, Bexley*  
*0.32approx acre plot, detached gem*

## Property Summary

RARE OPPORTUNITY Large detached house on 0.323-acre plot, redevelopment potential, STPP (subject to planning permission). Harpers & Co are delighted to offer this rare to market opportunity to acquire this large detached 4 bed house of a unique design occupying a large plot on one of Bexley's favoured roads.

This estate has been in the same family ownership for many decades and represents an excellent opportunity to refurbish or redevelop what is a large site with wide and excellent access. The large sweeping drive leads to the large open plan entrance and into a large reception room of over 9m x 5.3. There is another reception room on the ground floor and two bedrooms and a large kitchen and utility room and large double garage. The basement comprises a further 2 large double bedrooms with excellent access to the large and landscaped rear gardens.

Despite being dated in appearance, we feel this large property can be reconfigured in a number of ways and or an additional floor added and or subject to additional units STPP. Viewings through sole and award winning agents Harpers & Co.





## Accommodation

### Front garden 82' 0" x 62' 4" (25m x 19m)

Large sweeping in/out driveway with established shrubs/trees and lawn.

### Garage 31' 10" x 16' 8" (9.70m x 5.09m)

Large double garage. Strip lighting, window to side. Up and over door.

### Bedroom 1 14' 7" x 11' 2" (4.44m x 3.40m)

Large double bedroom, fully carpeted, skirting, radiator. Two double glazed windows. Pendant lighting.

### Bedroom 2 12' 4" x 12' 0" (3.75m x 3.66m)

Double bedroom, fully carpeted, skirting boards, radiator, feature wall lighting.

### Cloakroom 6' 7" x 6' 7" (2m x 2m)

Tiled flooring and walls, sink with vanity unit and mixer tap. Low level WC. Double shower enclosure. Polished chrome fittings. Double glazed window.

### Reception 1 30' 4" x 17' 7" (9.25m x 5.37m)

Large living/dining room, carpeted throughout. Radiators. Large double glazed panoramic feature window. Electric fireplace. Pendant lighting.

### Kitchen 15' 9" x 12' 2" (4.80m x 3.70m)

Tiled flooring, kitchen units incorporating double built-in oven and microwave, marble worktops, gas hob and extractor. Double glazed window to view to rear garden. Radiator and pendant lighting.

### Conservatory/Sun room 13' 5" x 6' 9" (4.08m x 2.05m)

Carpeted with large panoramic window overlooking gardens. Panelled walls.

### Reception room 2 12' 0" x 10' 2" (3.66m x 3.10m)

Fully carpeted snug room with radiator, double glazed window, pendant lighting.

### Family Bathroom 15' 9" x 12' 2" (4.80m x 3.70m)

White bathroom suite with toilet, sink with vanity unit and bath. Polished chrome traditional fittings. Double glazed window. Tiled walls and flooring.

### Bedroom 3 19' 8" x 13' 9" (6.00m x 4.19m)





Large carpeted bedroom with feature panoramic window and electric fireplace. Pendant lighting.

**Bedroom 4** 17' 3" x 9' 11" (5.25m x 3.01m)

Double bedroom. Fully carpeted, double glazed window to rear. pendant lighting.

**Rear Garden** 75' 6" x 52' 6" (23m x 16m)

Large rear garden with patio and lawn. Various established shrubs.







## Hills Crescent

Approximate Gross Internal Area  
 Lower Ground Floor = 47.7 sq m / 514 sq ft  
 Ground Floor = 201.6 sq m / 2170 sq ft  
 Total = 249.3 sq m / 2684 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.



**Bexley / Bexleyheath Department**  
 8 Bexley High Street  
 Bexley  
 DA5 1AD  
 T: 01322 524425  
 E: [info@harpersandco.com](mailto:info@harpersandco.com)

**Associate Park Lane**  
 121 Park Lane  
 Mayfair  
 W1K 7AG  
 T: 0207 409 4693  
 E: [info@harpersandco.com](mailto:info@harpersandco.com)

[harpersandco.com](http://harpersandco.com)

Harpers & Co

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.