



Craybrooke Road

Sidcup
DA14 4HL

Freehold

3 bedroom link detached house
Requiring update in parts
Potential to extend (STPP)
Easy access to Sidcup station, parks and schools
Chain Free
Garage & off street parking
3 reception rooms



FULL DESCRIPTION

A spacious three-bedroom link-detached home brimming with character and potential, offering an exciting opportunity for buyers looking to create a fantastic family residence. While some areas would benefit from updating, the property already provides a wonderful sense of space and charm, with further scope for extension (subject to planning permission).

Ideally positioned on the highly sought-after, tree-lined Craybrooke Road, the home enjoys a prime location just a short walk from the high street, where you'll find a Waitrose, as well as a variety of restaurants and coffee shops. Sidcup station, local parks, and sought after schools are all conveniently close by.

The accommodation comprises a generous entrance hall leading to a front reception room, a second reception room, and a third reception area to the rear, creating a versatile and flowing living space. There is also a downstairs WC and a well-proportioned kitchen, which offers excellent potential to be opened up into one of the reception rooms to create a large, modern kitchen-diner. Upstairs, there are three good-sized bedrooms and a family bathroom. The current layout has the bathroom accessed via the main bedroom, though this could be reconfigured.

Externally, the property benefits from a garage, off-street parking, a front garden, and a good-sized rear garden.

With its generous proportions, character features, and scope for improvement, this property presents a superb opportunity to create a truly exceptional family home.

Directions

From our Sidcup office turn left into Station Road and proceed under the bridge and over the first set of traffic lights. At the second set of traffic lights turn left into Sidcup High Street. Turn third left into St John`s Road and then first right into Craybrooke Road. Closest Stations: Sidcup (0.61 mi) Albany Park (1.03 mi) New Eltham (1.77 mi) Closest Schools: Merton Court School (0.26 mi) West Lodge School (0.35 mi) Cleeve Park School (0.56 mi)



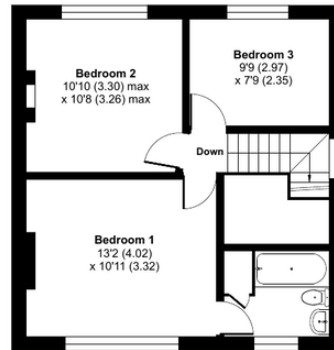
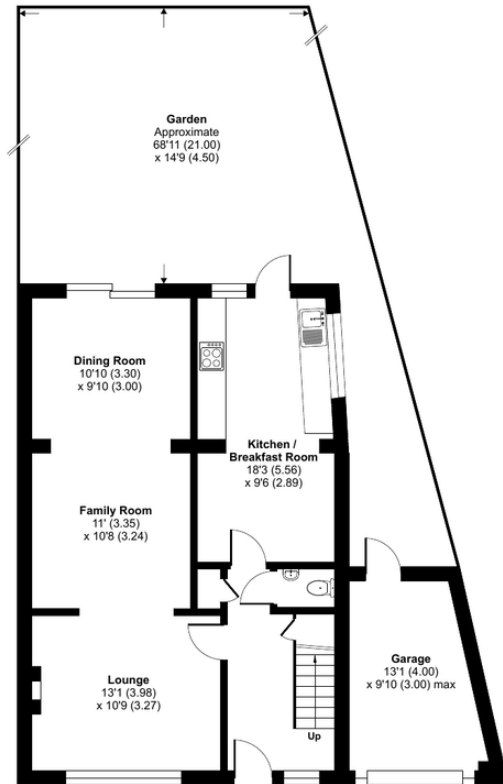


Local Authority
Council Tax Band
EPC Rating

Bexley London Borough Council
E
E

Craybrooke Road, Sidcup, DA14

Approximate Area = 1104 sq ft / 102.5 sq m
Garage = 110 sq ft / 10.2 sq m
Total = 1214 sq ft / 112.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Drewery. REF: 1453376

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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/tenants are advised to recheck the measurements.