



# Offers in Region of £525,000

## Norfolk Crescent, Sidcup, Kent, DA15 8HY

**Christopher Russell**  
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)



Beautifully presented three bedroom end of terrace house with a superb bonus loft room situated in a sought after location very convenient for Days Lane and Our Lady of the Rosary Primary Schools and good access to New Eltham and Sidcup train stations.

Offered as end of chain, the property is presented in excellent decorative condition and has been modernised throughout to feature a recently refurbished extended kitchen, modern bathroom suite, window shutters where fitted, bi-fold doors from the lounge/diner to the South facing rear garden, wood flooring where laid and fitted wardrobes to the main bedroom.

The accommodation comprises, entrance hall, though lounge/diner and extended kitchen on the ground floor. On the first floor are three bedrooms and a shower room.

There is a fantastic bonus room which is accessed from the landing with a three tier loft ladder. The loft room has two Velux windows, light and power.

Outside there is a South facing rear garden with side access and access into a double garage with an up and over door with rear vehicular access.

To the front is a block paved driveway providing off street parking for two cars.

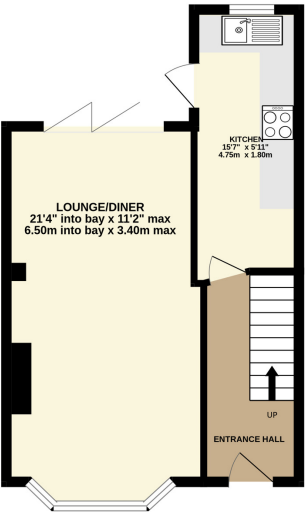
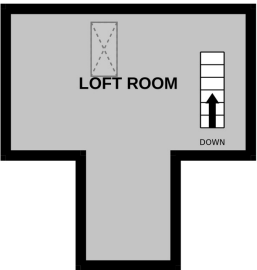
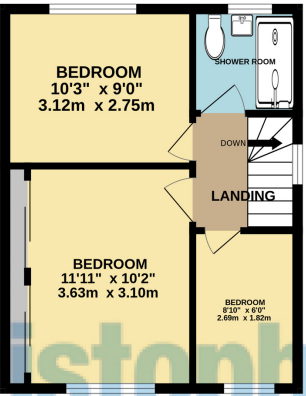
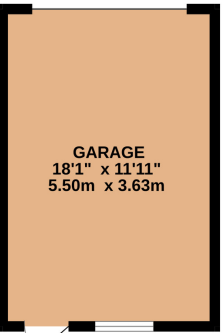
Council Tax Band D.



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.

2ND FLOOR  
148 sq.ft. (13.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1093 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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