



**Guide Price £475,000**  
**Norfolk Crescent, Sidcup, Kent, DA15**  
**8HW**



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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



Guide Price £475,000 to £500,000.

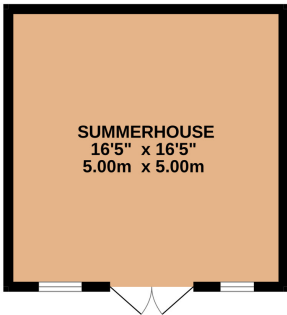
Well presented three bedroom end of terraced house situated in a popular location within walking distance to good schools including Days Lane and Our Lady of the Rosary primary schools and Sidcup and New Eltham train stations.

Having been extended to the ground floor the property comprises an entrance hall, lounge, WC and an open planned kitchen/diner. Upstairs, there is a family bathroom, two double bedrooms and a single room.

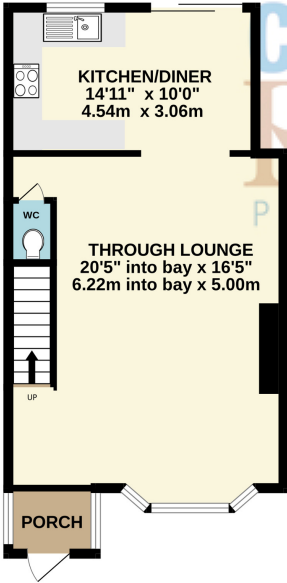
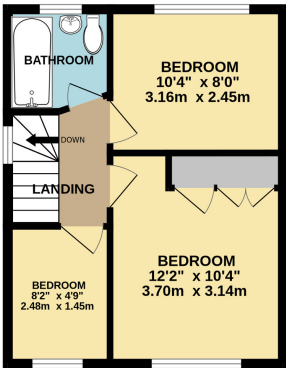
Council Tax Band D.



GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



Christopher  
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PROPERTY SERVICES

TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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