



OIEO £425,000

Berwick Crescent, Sidcup, Kent, DA15  
8HR

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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A three-bedroom extended terraced house, ideally situated in a highly convenient location for Our Lady of the Rosary Catholic Primary School and Days Lane Primary School, as well as offering easy access to Sidcup and New Eltham train stations.

Offered to the market with no onward chain, this family home is presented in good decorative condition throughout and benefits from a modern fitted kitchen and a modern bathroom suite.

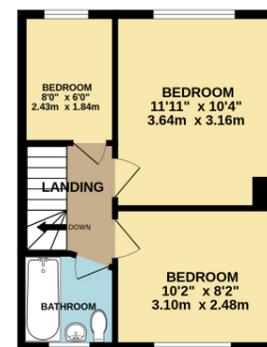
The accommodation comprises an entrance hall, a spacious open-plan through lounge/dining room, and an extended kitchen to the ground floor.

To the first floor are three bedrooms and a family bathroom. Externally, there is off-street parking to the rear, easily accessible via Caithness Gardens, along with a rear garden extending to approximately 60ft, with gated access to the parking area.



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR  
351 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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