



**Guide Price £550,000**  
**Norfolk Crescent, Sidcup, Kent, DA15**  
**8HW**

**Christopher**  
**Russell**  
PROPERTY SERVICES



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

**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)

Three double bedroom end terrace house presented in excellent decorative condition situated in a very popular location ideal for Days Lane and Our Lady of the Rosary Primary schools and convenient for Sidcup and New Eltham Train Stations.

This exceptionally well presented family home that has been modernised and finished to a good standard features re modelled accommodation on the first floor that now comprises; three double bedrooms and a family bathroom on the first floor. The ground floor offers open planned living space that comprises; entrance hall, lounge, dining area opened up to a kitchen/breakfast room.

Features include a modern fitted and integrated kitchen complimented with granite worksurfaces, modern bathroom suite with shower over bath, fitted wardrobes to the second bedroom, gas central heating and double glazing.

The west facing rear garden extends approximately 80ft and features a good sized composite decked area, lawn and access to a large garden workshop/shed with power.

There is off street parking for two cars on the front driveway and side access.

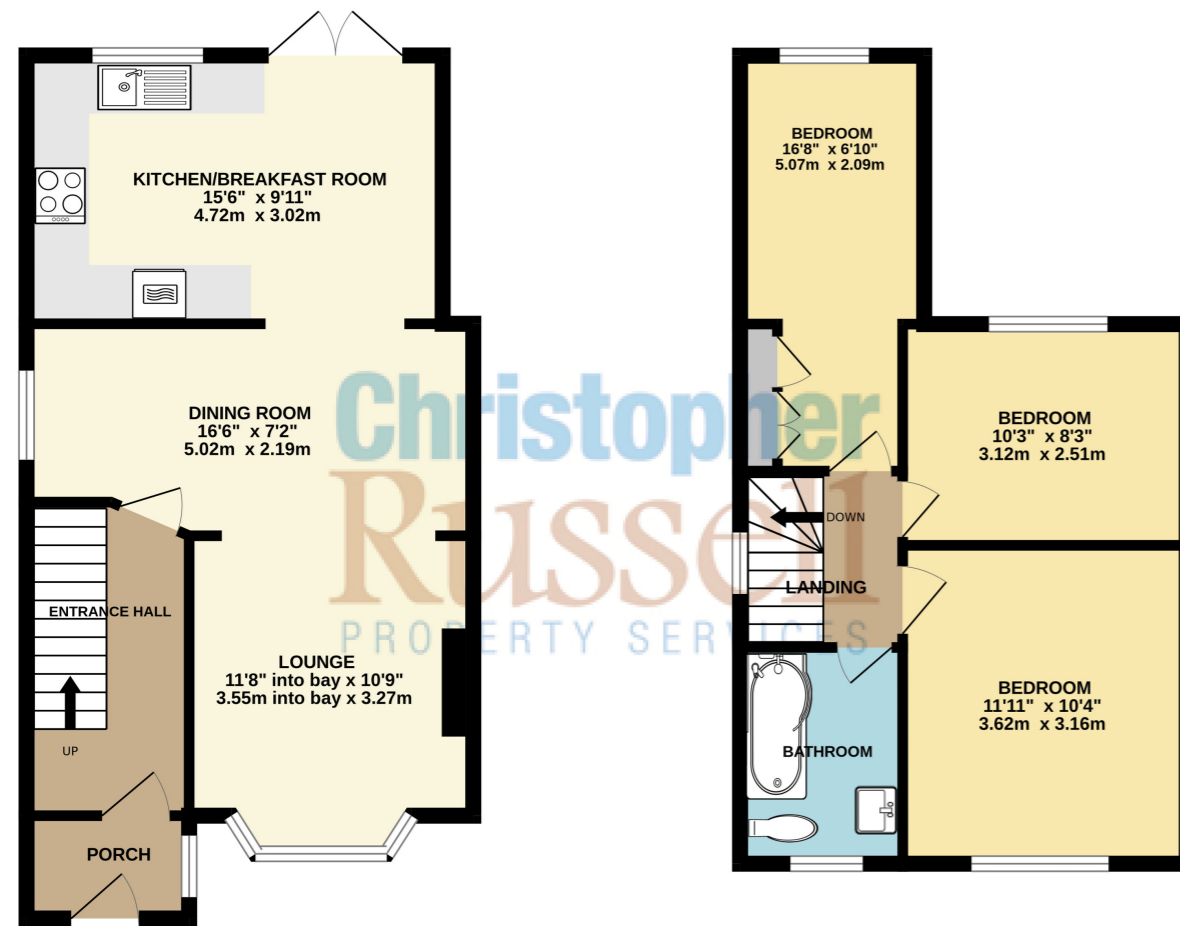
Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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

1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



Christopher  
Russell  
PROPERTY SERVICES

TOTAL FLOOR AREA : 873 sq.ft. (81.1 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.  
Made with Metropix ©2024