



Guide Price £550,000

Norfolk Crescent, Sidcup, Kent, DA15 8HX

Christopher Russell
PROPERTY SERVICES



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Guide Price From £550,000 to £565,000.

Rarely available three double bedroom gated semi-detached house that features a double story rear extension and remodelled accommodation.

Presented in excellent decorative condition the property is situated in a good location under one mile to New Eltham and one mile to Sidcup train stations. The property is also very convenient for Days Lane and Our Lady of the Rosary Primary Schools.

This deceptively spacious family home comprises, entrance hall, lounge/diner, kitchen/breakfast room and cloakroom/WC on the ground floor with three double bedrooms, family bathroom and also another separate WC on the first floor.

Features include a modern fitted kitchen and bathroom suite, gas central heating and double glazing.

Outside the front driveway and house is approached by double gates. There is ample off street parking for three cars. The rear garden extends approximately 70ft with a patio and lawn.

There is access to a detached garage with power that is accessed from a separate entrance.

Council Tax Band D.



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TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			