



Guide Price From £425,000

Berwick Crescent, Sidcup, Kent, DA15
8HU

**Christopher
Russell**
PROPERTY SERVICES



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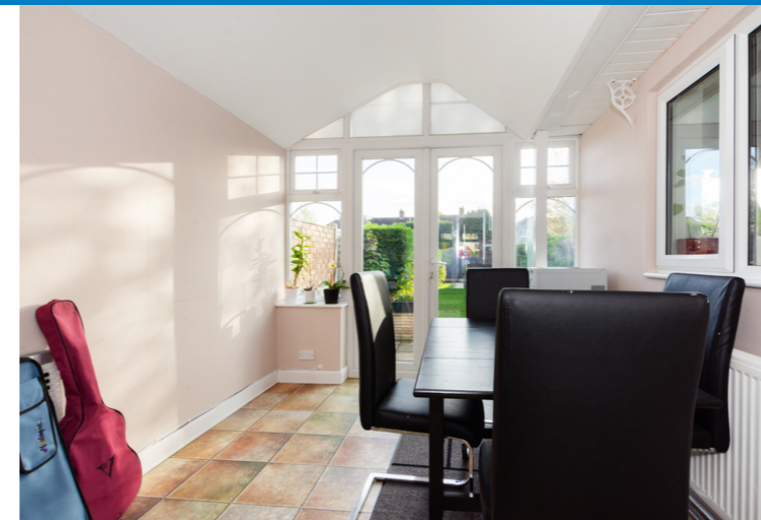
Guide Price From £425,000 to £450,000.

Three bedroom terraced house in excellent condition in a lovely quiet road close to schools and amenities.

The property comprises entrance hall, through lounge/diner, conservatory and modern fitted kitchen. Upstairs there are two double bedrooms, single third bedroom and modern family shower room.

The property features gas central heating, double glazing, off street parking and a secluded garden with garage to the rear.

Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 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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