



Guide Price £500,000
Berwick Crescent, Sidcup, Kent, DA15
8HR

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.

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Christopher Russell Property Services

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Guide Price - £500,000 - £525,000

An extended four-bedroom terraced house featuring an en suite to the principal bedroom, situated in a popular location convenient for Days Lane and Our Lady of the Rosary primary schools, with excellent connections to New Eltham and Sidcup train stations, as well as local shopping facilities.

This well-proportioned family home offers extended ground floor accommodation comprising an entrance hall, through lounge/diner, and a spacious kitchen/breakfast room.

To the first floor are three bedrooms and a family bathroom, while the principal bedroom with en suite occupies the loft conversion on the second floor. Presented in good decorative condition throughout, the property benefits from a detached garage to the rear, accessible via a shared service road, which also provides additional parking.

Further features include a modern fitted kitchen, contemporary family bathroom and en suite, gas central heating, and double glazing.

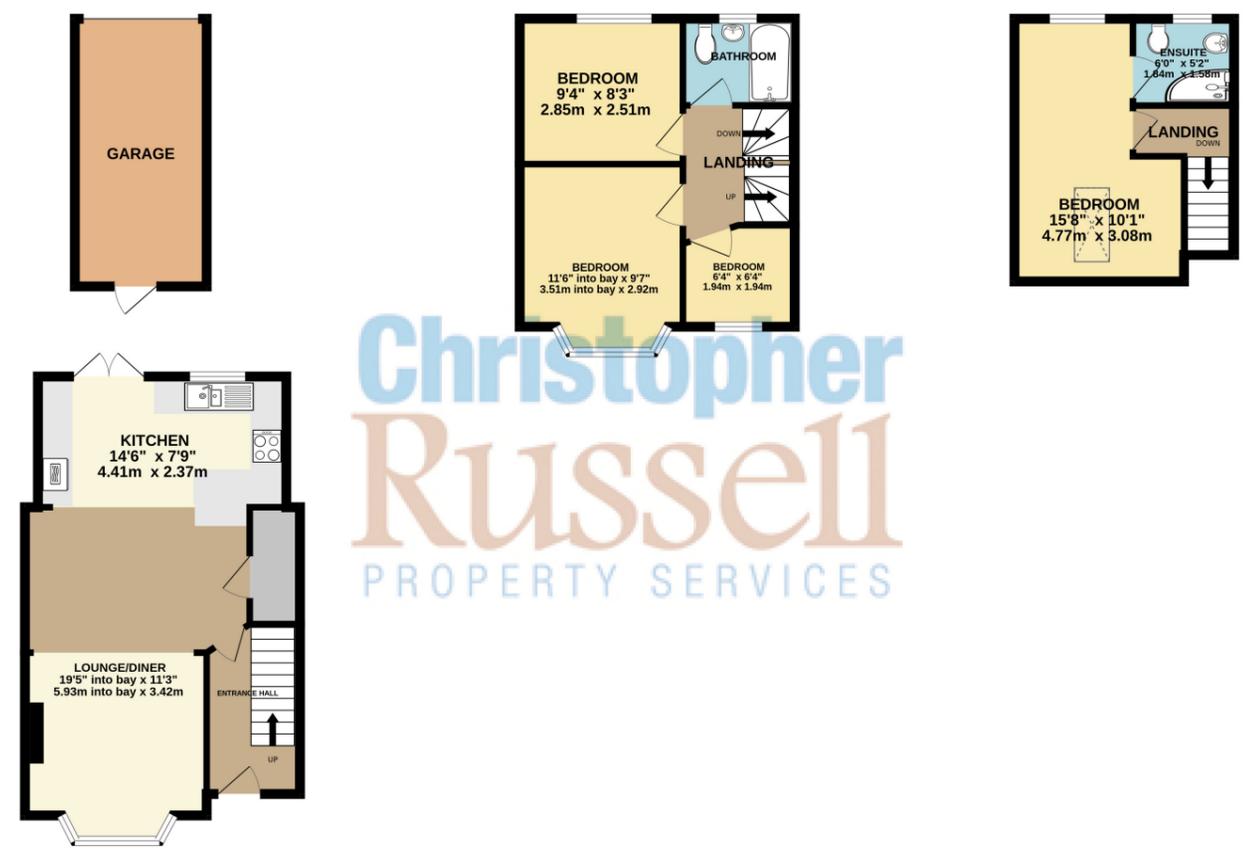
The rear garden extends to approximately 70ft, laid mainly to lawn, with access to the garage and rear parking.

Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR 541 sq.ft. (50.2 sq.m.) approx. 1ST FLOOR 310 sq.ft. (28.8 sq.m.) approx. 2ND FLOOR 200 sq.ft. (18.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England, Scotland & Wales	