



Offers Over £425,000
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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

This well-presented and extended three-bedroom terraced home is ideally located just a short walk from both Days Lane Primary School and Our Lady of the Rosary Primary School, with Sidcup and New Eltham train stations just over a mile away.

Local transport connections are excellent, making it an ideal choice for families and commuters alike.

The property offers versatile accommodation on the ground floor, including a separate office/study – perfect for home working or use as a playroom.

The layout also features a hallway, a through lounge, and an extended kitchen. On the first floor are three bedrooms and a family bathroom. There is a loft with a velux window which has been boarded and carpeted.

Additional features include gas central heating and double glazing.

Outside the rear garden extends approximately 100ft. There is a garden room, ideal for hobbies, office from home or storage.

A good sized detached garage is accessible to vehicle via a rear service road as well as pedestrian access from the garden.

The property is offered chain free.

Council Tax Band D.

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

