



Offers in Excess of £550,000
Berwick Crescent, Sidcup, Kent, DA15 8HU



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

Immaculately presented four bedroom semi detached house situated in a popular location within walking distance to Days Lane and Our Lady of the Rosary primary schools, a selection of good secondary schools and Sidcup and New Eltham train stations.

Having been recently extended and been modernised throughout the property features a porch, lounge, large modern fitted kitchen/diner with an island and fully integrated appliances and a WC downstairs.

Upstairs there are three double bedrooms, a single bedroom and a shower room.

There is off street parking to the front of the property for a couple of cars and the rear garden is easy to maintain and is block paved.

Council Tax Band D.

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



Christopher
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PROPERTY SERVICES

TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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		87
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			