



**Guide Price £525,000**  
**Berwick Crescent, Sidcup, Kent, DA15**  
**8HR**

**Christopher**  
**Russell**  
 PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £525,000 to £550,000

Stunning extended four bedroom end of terrace house situated in a popular residential road close to Days Lane and Our Lady of the Rosary Primary Schools and approximately one mile from New Eltham and Sidcup stations.

The property comprises to the ground floor, an open plan lounge/diner and a full width kitchen extension and a shower room with w.c.

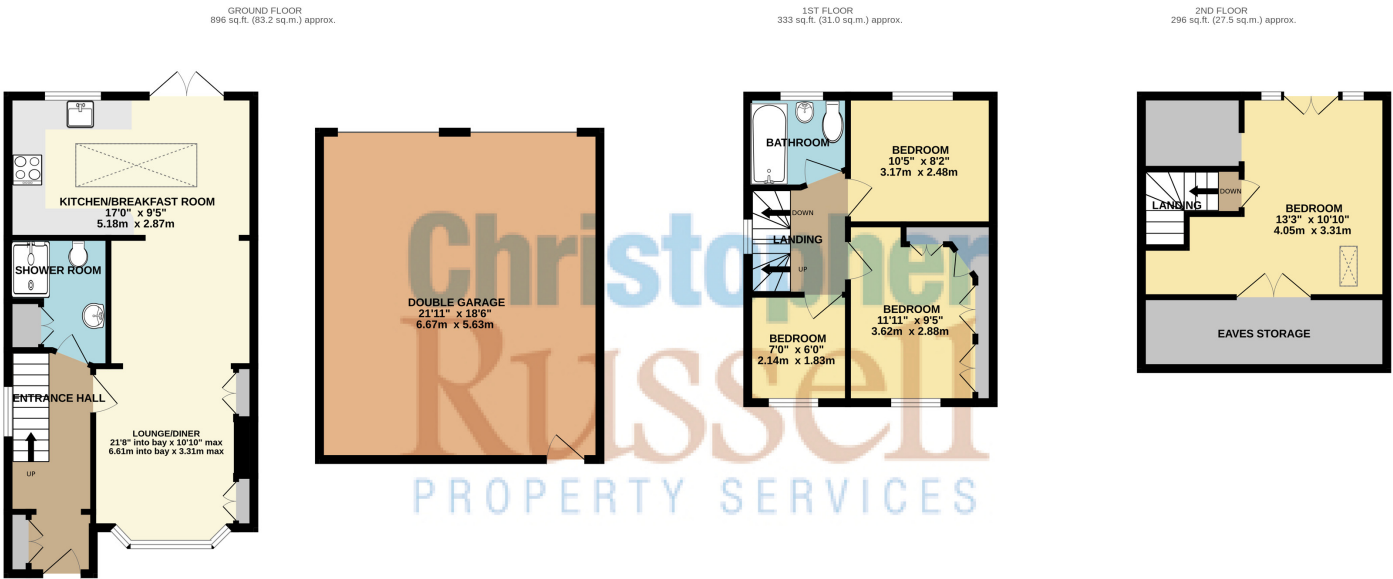
On the first floor there are three bedrooms and a family bathroom and a loft conversion that features a spacious double bedroom.

The property features a double garage to the rear which is accessed via a service road.

The rear garden has been exceptionally well maintained with a paved patio, lawn and flow borders. There is access to the double garage from the garden,

The owners have refurbished the property to a high modernised standard that needs to be seen to be fully appreciated.

Council Tax Band D.



TOTAL FLOOR AREA: 1526 sq.ft. (141.7 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+)	69	87		
<b>A</b>				
(81-91)				
<b>B</b>				
(69-80)				
<b>C</b>	69	87		
(55-68)				
<b>D</b>				
(39-54)				
<b>E</b>	69	87		
(21-38)				
<b>F</b>				
(1-20)	69	87		
<b>G</b>				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				