



Offers in Excess of £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.

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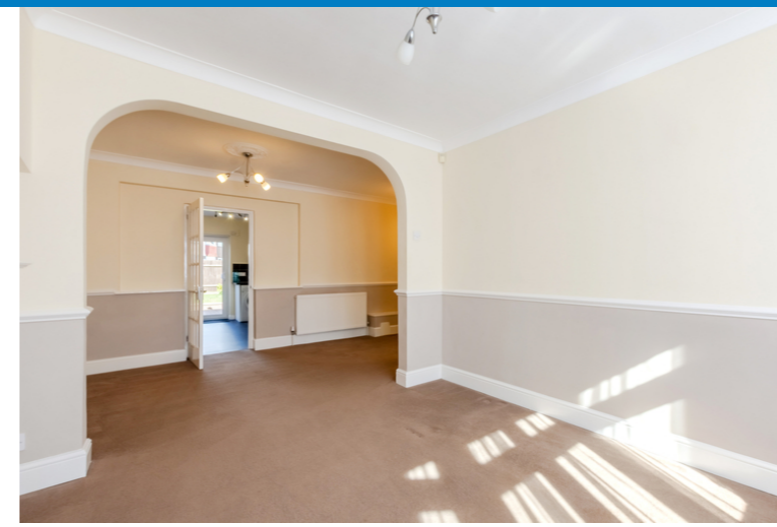
A three-bedroom extended terraced house, ideally situated in a highly convenient location for Our Lady of the Rosary Catholic Primary School and Days Lane Primary School, as well as offering easy access to Sidcup and New Eltham train stations.

Offered to the market with no onward chain, this family home is presented in good decorative condition throughout and benefits from a modern fitted kitchen and a modern bathroom suite.

The accommodation comprises an entrance hall, a spacious open-plan through lounge/dining room, and an extended kitchen to the ground floor.

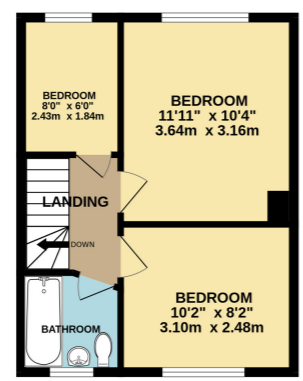
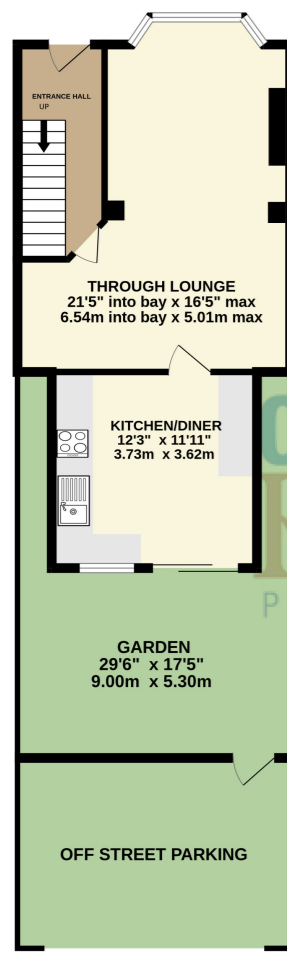
To the first floor are three bedrooms and a family bathroom. Externally, there is off-street parking to the rear, easily accessible via Caithness Gardens, along with a rear garden extending to approximately 60ft, with gated access to the parking area.

Council Tax Band D.



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
351 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 830 sq.ft. (77.1 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		88
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			