



# Norfolk Crescent

Sidcup, DA15 8HX

An extended 3 bedroom terrace house located in a popular road which offers easy access to the local schools, shops and transport links. This deceptively spacious house features off street parking to the front and a large rear garage and is offered to the market CHAIN FREE.

## Main Features

- Extended 3 bedroom mid terrace house
- Easy access to local schools, shops and transport links
- Chain Free
- Off street parking and garage
- Early viewing recommended
- Through lounge/diner

## FULL DESCRIPTION

We are pleased to offer for sale this 3 bedroom extended terrace house which sits in a popular road offering easy access to some highly sought after schools as well as local shops and transport links.

The house briefly comprises: An extended entrance hall, a though lounge/diner, extended rear kitchen with access to the garden. The first floor features three bedrooms and a family bathroom. Externally there is off street parking to the front and a large rear garage and garden.

Houses such as this are very much in demand so your earliest appointment comes highly recommended. \* CHAIN FREE \*

## Entrance hall

### Lounge/diner

19' 6" x 16' 4" (5.94m x 4.98m)

### Kitchen

16' 3" x 9' 11" (4.95m x 3.02m)

### First floor landing

#### Bedroom one

11' 5" x 9' 10" (3.48m x 3m)

#### Bedroom two

9' 0" x 8' 1" (2.74m x 2.46m)

#### Bedroom three

7' 9" x 6' 0" (2.36m x 1.83m)

### Bathroom

6' 8" x 5' 1" (2.03m x 1.55m)

### Outside

Rear garden.

Garage 18'9 x 15'9 with rear vehicular access and door to rear garden.

Off street parking to front for two cars.

## Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D £1,679 per annum.

EER Rating: 67 EIR Rating: 64

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office, turn right and proceed along Station Road, which in turn becomes Halfway Street, take the 9th turning on the right hand side into Days Lane and Norfolk Crescent is the 2nd turning on the left hand side. Closest Stations: Sidcup (0.98 mi) New Eltham (1.04 mi) Falconwood (1.06 mi) Closest Schools: Our Lady of the Rosary Catholic Primary School (0.17 mi) Alderwood Primary School (0.26 mi) Stationers' Crown Woods Academy (0.76 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)