



£485,000

Norfolk Crescent, Sidcup, DA15 8HN

Chattertons

EST 1893

Located in a lovely residential area which remains quiet and just off Days lane and so within the catchment of 2 extremely popular schools Days Lane and Our Lady of the Rosary. The house is approached via a spacious driveway with space for 3 cars and electric charger on site. The accommodation includes a lounge, modern kitchen open plan to a good size dining room with lovely views to the garden, 3 bedrooms and upstairs bathroom. This would be a perfect first time home and is within the limit for first time buyers to receive the stamp duty incentive. The house has gas central heating and double glazing and decorated in light neutral colours. Very nearby are the shops, restaurants and shops of Halfway street.



Lovely residential road
Great first home
Kitchen open plan to dining room
3 bedrooms
Spacious driveway with space for 3 cars

Entrance porch
Large spacious porch

Entrance hall
Radiator, carpet

Lounge 11' 2" x 10' 9" (3.40m x 3.27m)
Double glazed bay window, radiator, carpet

Kitchen 16' 2" x 8' 0" (4.92m x 2.44m)
Door to the garden, fitted wall and base units with laminated work surface, sink unit, built in double oven and gas hob with extractor hood, integrated fridge freezer, integrated washer dryer, integrated dishwasher, door to the garden

Dining room 11' 9" x 11' 9" (3.58m x 3.58m)
Space for dining table, access to garden, lovely views to the garden

Stairs to the first floor
Access to the loft, carpet

Electric charger
Spacious porch
Our Lady of the Rosary school catchment
Days lane school catchment
Lovely garden

Bedroom 1 11' 5" x 10' 2" (3.48m x 3.10m)
Double glazed bay window, radiator, carpet, built in wardrobes

Bedroom 2 9' 4" x 8' 2" (2.84m x 2.49m)
Double glazed window, radiator, carpet

Bedroom 3 7' 9" x 5' 11" (2.36m x 1.80m)
Double glazed window, carpet

Bathroom
Frosted double glazed window, shower bath with electric shower and screen, low level wc, wash hand basin with vanity below and mixer taps, chrome heated towel rail, tiled walls, vinyl floor covering

Rear garden
Laid to lawn and patio area, rear access

Front driveway
Space for 3 cars, electric charger

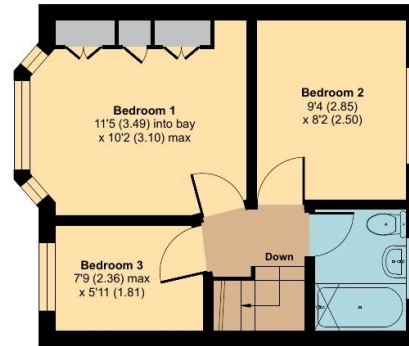




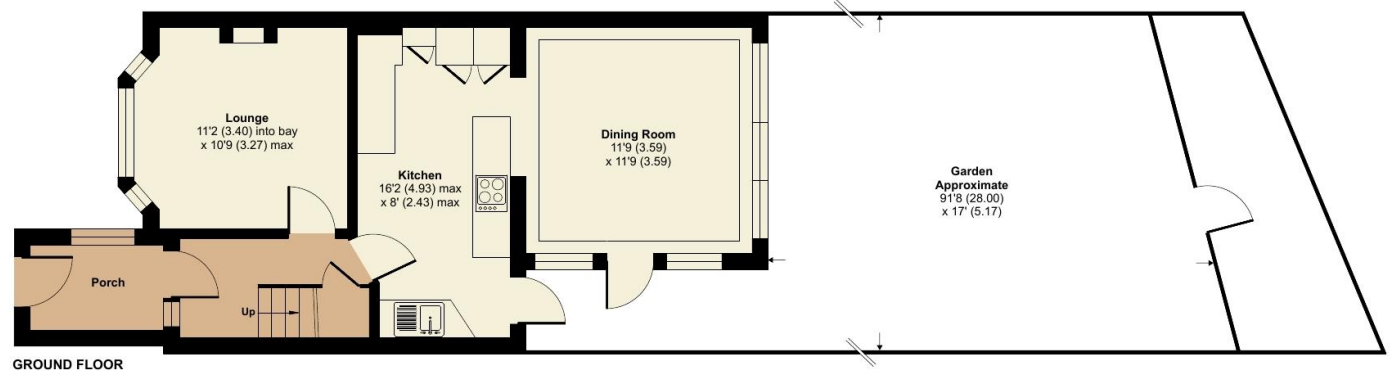
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Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1371653

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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