



Price band £450,000 to £475,000

Norfolk Crescent, Sidcup, DA15 8HN

**Chattertons**

EST 1893



Price band £450,000 to £475,000. 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



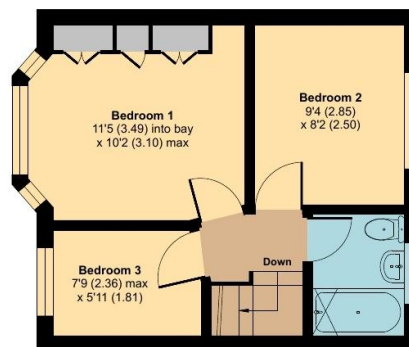




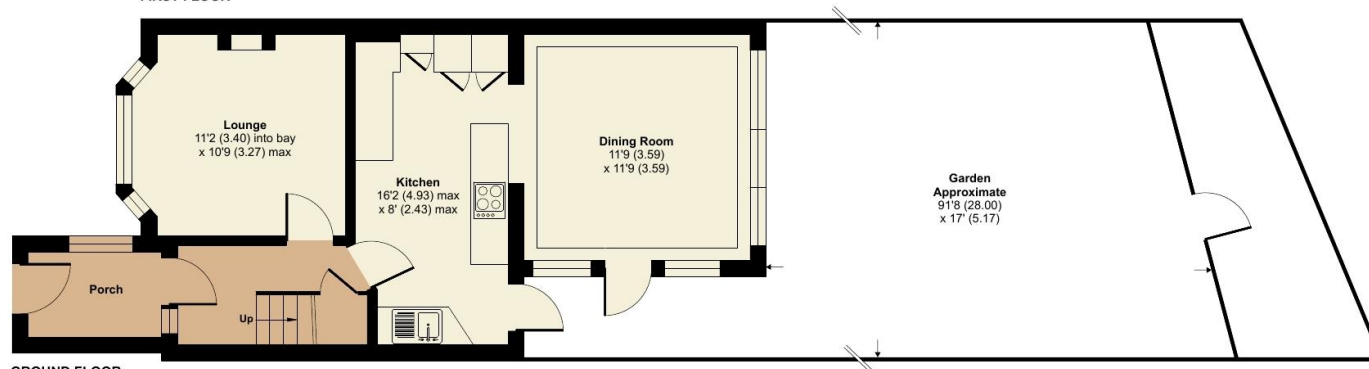
# Norfolk Crescent, Sidcup, DA15

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:

020 8859 4000

405 Footscray Road  
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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