



Offers inxs of £500,000

Berwick Crescent, Sidcup, DA15 8HR

Chattertons

EST 1893

Located in a leafy green road with a stream with bridge access points along the road, creating a lovely residential vibe. The location is also right next to 2 great primary schools Days Lane and Our Lady of our Rosary. Whilst nicely tucked away local shops are just at the end of the road this property is perfect for a young family. The house has been extended into the loft and to the rear and the accommodation includes 4 bedrooms, 2 bathrooms, lounge with open plan dining room and kitchen. The rear garden has been well cared for and has a garage at the rear with vehicle access. Offered to the market in excellent condition the property is ready for the next owner to move in, unpack and start living.



Lovely road with great residential vibe
Extended in to the loft and to the rear
4 bedrooms
2 bathrooms
Open plan lounge, dining and kitchen

Entrance hall

Laminate flooring, radiator

Lounge 11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed bay window, radiator, laminate flooring,
open plan to dining room

Dining room 13' 5" x 7' 11" (4.09m x 2.41m)

Radiator, laminate flooring, open plan to kitchen

Kitchen 13' 5" x 8' 2" (4.09m x 2.49m)

Double glazed window, fitted wall and base units with
laminated work surface, stainless steel sink unit with 1.5
bowl and mixer taps, eye level bosch double oven,
microwave, hob, plumbing for dishwasher

Utility cupboard

With plumbing and space for washing machine

Stairs to the first floor

Carpet

Close to Days lane school
Close to Our Lady Of Our Rosary school
Excellent condition
Garage at the rear with rear vehicle access
Local shops close by

Bedroom 2 11' 6" x 9' 10" (3.50m x 2.99m)

Double glazed bay window, radiator, laminate flooring

Bedroom 3 9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window, radiator, laminate flooring

Bedroom 4 6' 4" x 6' 3" (1.93m x 1.90m)

Double glazed window, radiator, laminate flooring

Bathroom 6' 9" x 5' 2" (2.06m x 1.57m)

Frosted double glazed window, panelled bath with mixer
taps and shower screen with shower above, pedestal
wash hand basin with mixer taps, low level wc, chrome
heated towel rail, tiled walls and floor

Stairs to the top floor

Carpet

Bedroom 1 13' 1" x 10' 2" (3.98m x 3.10m)

Double glazed skylight window to the front, juliet balcony
to the rear, radiator

En suite 5' 10" x 5' 2" (1.78m x 1.57m)

Frosted double glazed window, shower, pedestal wash
hand basin with mixer taps, low level wc, tiled surround
and floor, chrome heated towel rail

Rear garden 95' 2" x 17' 1" (28.98m x 5.20m)

Laid to lawn and patio with outside tap

Garage 18' 4" x 8' 10" (5.58m x 2.69m)

At the rear of the garden with rear vehicle access, light
and power, off road parking for 2-3 cars





Berwick Crescent, Sidcup, DA15

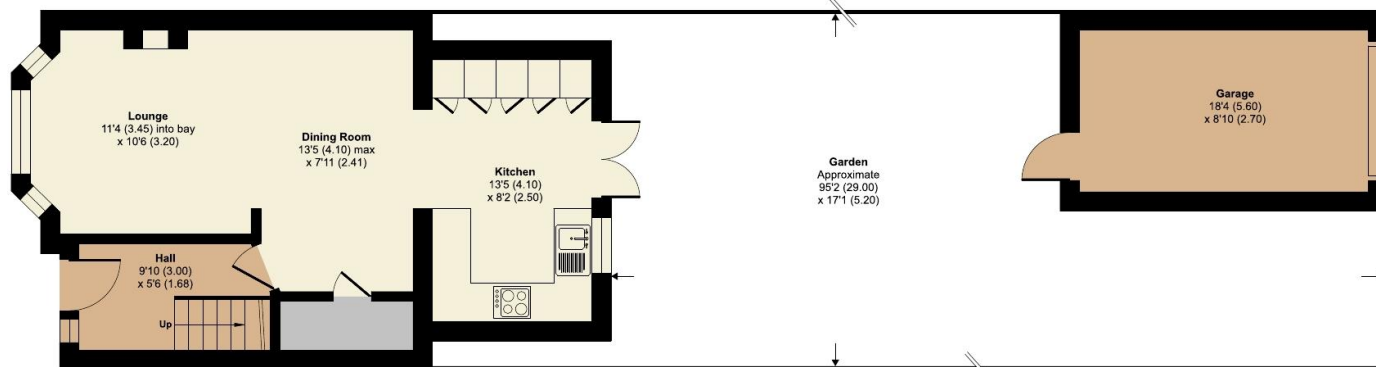
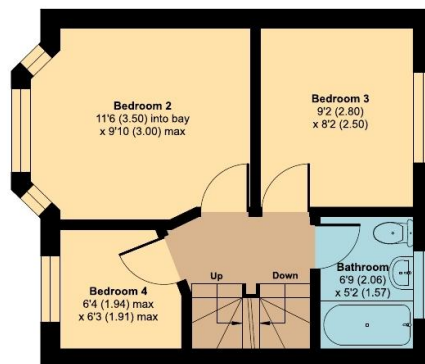
Approximate Area = 888 sq ft / 82.4 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1077 sq ft / 100 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1486269

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

Chattertons

EST 1893