



Norfolk Crescent | Sidcup, DA15 8HY



Asking Price £425,000 Freehold

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## Norfolk Crescent, Sidcup

Located on a popular residential road, close to local amenities and sought after schools, is this extended three bedroom terraced family home in need of some modernisation. Call to view!

### Property Features

- Council Tax: D
- EPC Rating: D
- Three Bedrooms
- Kitchen Extension
- Through Lounge
- Rear Garden
- Garage To Rear
- Off Street Parking For 2 Cars



## Interior

**Entrance Hall** 3.45m x 1.63m (11'4" x 5'4") Hardwood entrance door to front, stairs to first floor, understairs storage cupboard, radiator with cover, laminate flooring.

**Lounge** 3.28 (10'9")m x 3.2 (10'6")m into bay) Double glazed bay window to front, coved ceiling, feature fireplace, radiator, laminate flooring.

**Dining Room** 4.98m x 2.44m (16'4" x 8') Coved ceiling, radiator, two built in storage cupboards laminate flooring.

**Kitchen/Dining Room** 4.72m x 2.8m (15'6" x 9'2") Double glazed double doors to rear, double glazed window to rear, coved ceiling, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, integrated oven, gas hob and extractor hood above, plumbed for dishwasher and washing machine, space for fridge/freezer, wall mounted boiler, radiator, laminate flooring.

**Landing** Carpet, access to loft with pull down ladder.

**Master Bedroom** 3.45m x 3.07m (11'4" x 10'1") Double glazed window to front, coved ceiling, fitted wardrobes, radiator, carpet.

**Bedroom Two** 2.8m x 2.44m (9'2" x 8') Double glazed window to rear, radiator, carpet.

**Bedroom Three** 2.34m x 1.75m (7'8" x 5'9") Double glazed window to front, radiator, carpet.

**Bathroom** 2.03m x 1.52m (6'8" x 5') Double glazed frosted window to rear, panelled bath with mixer taps, pedestal wash hand basin, low level WC, radiator, tiled walls, vinyl flooring.

## Exterior

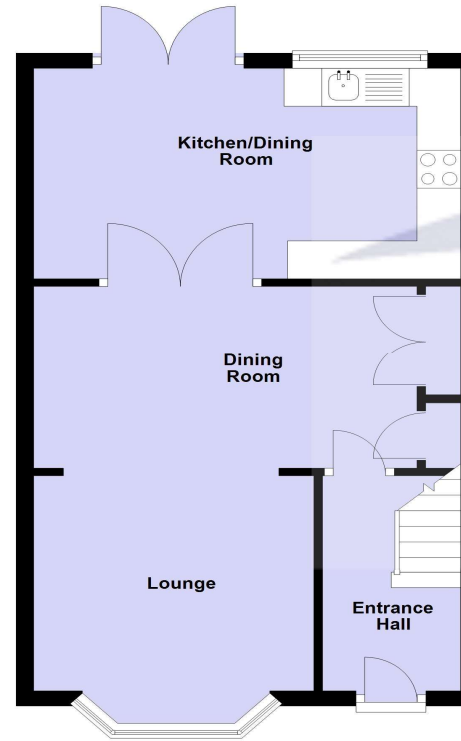
**Rear Garden** Paved patio area, laid to lawn, outside tap.

**Garage** Detached to rear, door and window to garden, power and light.

**Please Note** Rear access is subject to legal verification.

**Frontage** Paved for off street parking for 2 cars.

Ground Floor



First Floor



For Illustration Only  
Plan produced using PlanUp.





## Property Location

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## Additional Information

Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Both Sidcup and Blackfen are brimming with pubs and restaurants, with friendly 'locals' serving the community.

## FOR MORE INFORMATION CONTACT US TODAY.

Tony Hodges - Owner Partner

020 8298 0500

Robinson Jackson

1 & 2 Wellington Parade,

Blackfen,

DA15 9NB

[tony.hodges@robinson-jackson.com](mailto:tony.hodges@robinson-jackson.com)



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