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LOCAL OFFICE  
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**FOR SALE**

Berwick Crescent | Sidcup, DA15 8HR



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Guide Price £415,000 - £425,000

Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Berwick Crescent, Sidcup

Ideally situated in the heart of Blackfen close to the Oval with its various shops, restaurants, coffee shops and its very own micro pub is this end of terrace family home.

### Property Features

- Council Tax: D
- EPC Rating: D
- Extended End of Terrace
- Three Bedrooms
- Through Lounge & Separate Diner
- Detached Garage to Rear
- Front & Rear Gardens
- Sought After Location
- Close to Popular Schools



## Interior

**Entrance Hall** 3.4m x 1.63m (11'2" x 5'4") Hardwood door to front, double glazed leaded window to side, picture rail, stairs to first floor, radiator, laminate flooring.

**Through Lounge** 6.12m x 3.05m (20'1" x 10') Double glazed leaded window to front with shutter blinds, double doors leading to dining room, coved and textured ceiling, dado rail, feature fireplace, radiator, carpet.

**Dining Room** 4.06m x 2.8m (13'4" x 9'2") Double glazed french doors to rear, coved ceiling, radiator, laminate flooring.

**Kitchen** 4.1m x 1.73m (13'5" x 5'8") Double glazed window to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, space for cooker and fridge/freezer, plumbed for washing machine, wall mounted boiler, under stairs storage cupboard, part tiled walls, laminate flooring.

**Landing** 1.83m x 1.73m (6' x 5'8") Double glazed frosted and leaded window to side, radiator, laminate flooring.

**Bedroom One** 3.53m x 3.1m (11'7" x 10'2") Double glazed leaded window to front with shutter blinds, built in wardrobes, radiator, carpet.

**Bedroom Two** 3.07m x 2.46m (10'1" x 8'1") Double glazed window to rear, built in wardrobes, radiator, carpet.

**Bedroom Three** 2.36m x 1.75m (7'9" x 5'9") Double glazed leaded window to front with shutter blinds, built in wardrobe, radiator, laminate flooring.

**Bathroom** 1.75m x 1.68m (5'9" x 5'6") Double glazed frosted window to rear, panelled bath, vanity wash hand basin, low level WC, chrome heated towel rail, part tile walls, vinyl flooring.

## Exterior

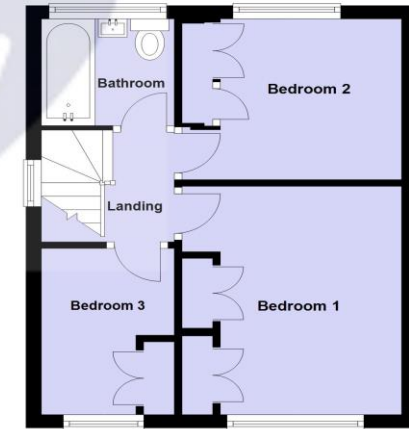
**Rear Garden** Approx 77ft Mainly laid to lawn with bushes and side access.

**Garage** Detached to rear.

Ground Floor



First Floor



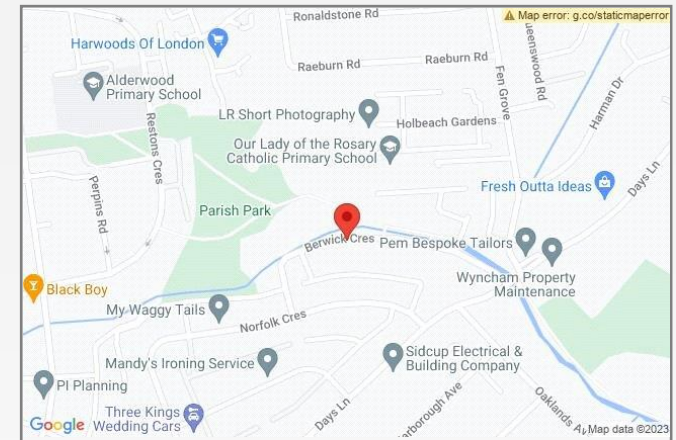
For Illustration Only  
Plan produced using PlanUp.





## 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.**

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