



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



LOCATED ON A PREMIER ROAD

**EXCELLENT SCHOOL
CATCHMENT**

BACKING ONTO WARING PARK

**WALKING DISTANCE TO
SIDCUP STATION**

**100FT WEST FACING REAR
GARDEN**

WELL PRESENTED



81 Birchwood Avenue
Sidcup, DA14 4JZ

£860,000

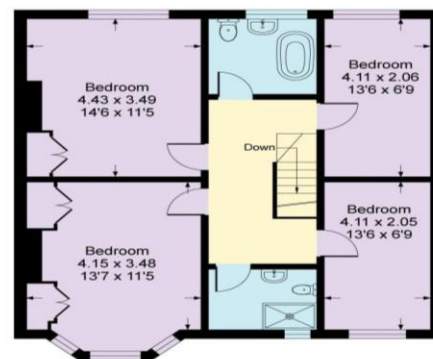
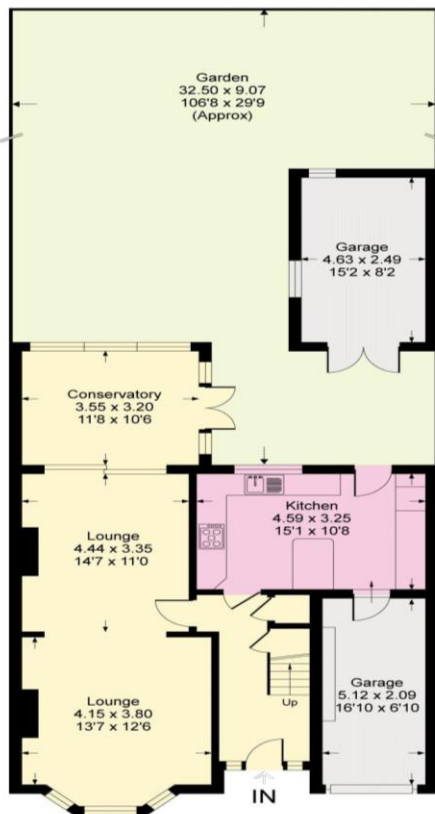
Located on one of Sidcup's most popular roads is this spacious four-bedroom semi-detached home within easy reach of amenities including walking distance to Sidcup mainline station. With an approx 100ft west facing rear garden backing onto Waring Park and well-proportioned rooms throughout, this would make an ideally family home. Your early viewing is highly recommended.

EPC RATING: C

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.