



VILLAGE ESTATES

• EST.1993 •



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Chain Free

Short Walk to Birkbeck Primary

Quiet Widespread Residential Road

Driveway & Garage

0.6 Mile - Sidcup Mainline Station

Adjacent to Waring Park



58 Birchwood Avenue
Sidcup, DA14 4JU

£675,000

An extremely well-kept property, our lovely sellers have taken great pride in maintaining this four-bedroom detached property with a beautiful east facing garden. Offered without the complications of a chain and ready for immediate occupation. Birchwood Avenue is considered a fantastic road by local residents, conveniently situated within walking distance of the high street, mainline station, Waring Park and a number of private and public schools.

EPC RATING: D

COUNCIL TAX BAND: F

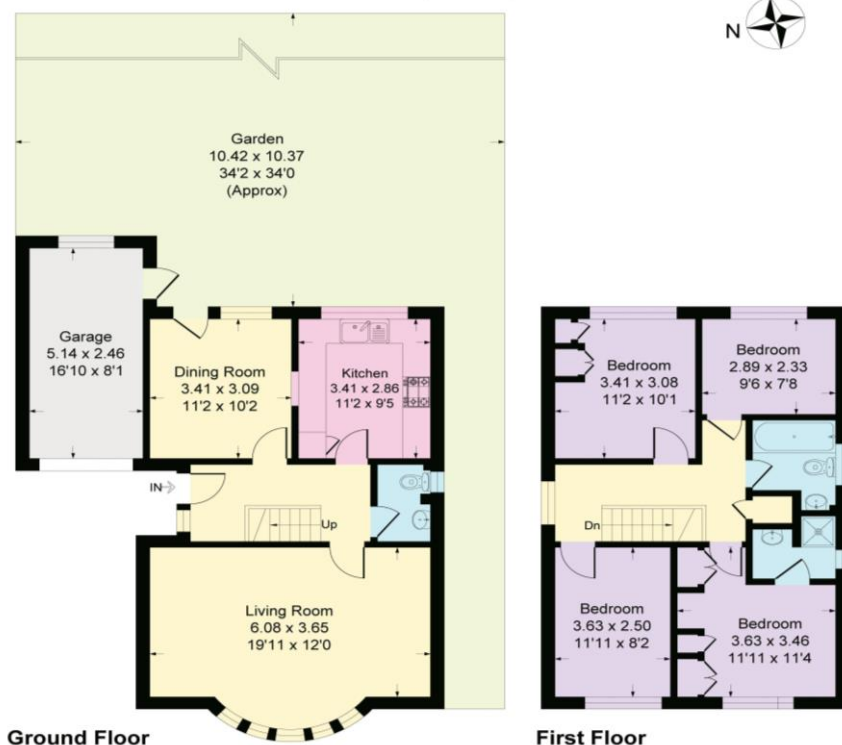
TENURE: Freehold

LEASE TERM: Not Applicable



Birchwood Avenue, DA14

Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 124.8 sq m / 1344 sq ft



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.