



# VILLAGE ESTATES

• EST.1993 •



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**Complete Forward Chain**  
**Birkbeck Primary School**  
**Extended Kitchen Diner**

**Backing on to Waring Park**  
**29' Tandem Garage**  
**0.5 Mile > Sidcup Mainline Stn**



**79 Birchwood Avenue**  
Sidcup, DA14 4JZ

**£675,000**

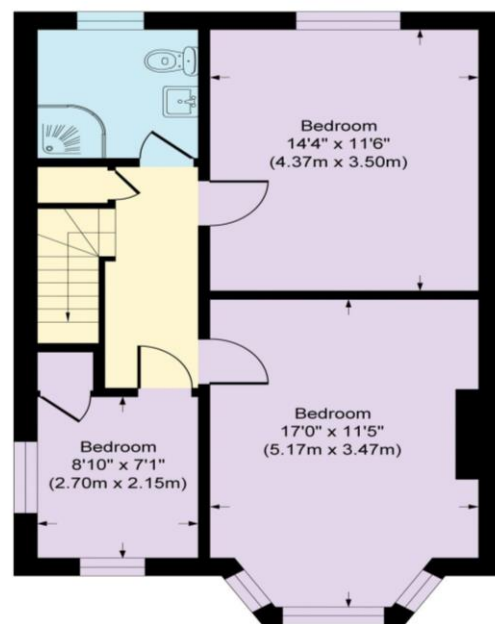
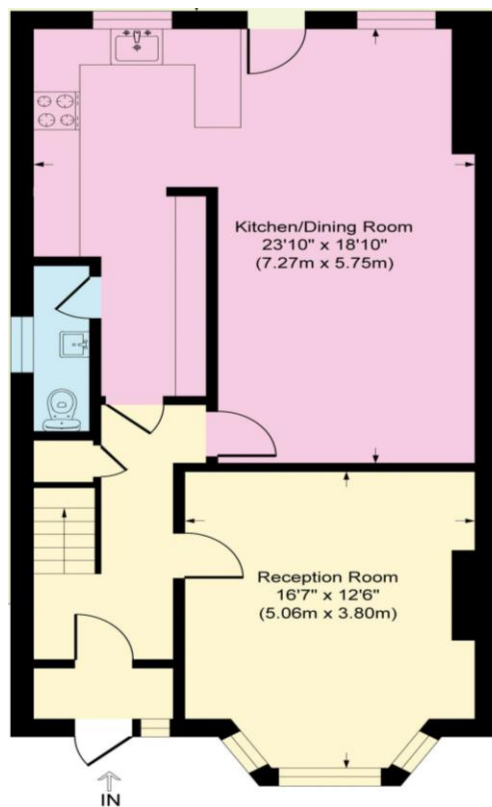
Backing on to Waring Park with a beautiful west facing rear garden, homes like this genuinely do not come up often in the location. Extended to the rear providing an open space between the second reception room and the kitchen diner. Our lovely seller has maintained this home very well and creating a lovely home for the next family. This home is surrounded by brilliant primary and secondary schools.

**EPC RATING:** D

**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.