



VILLAGE ESTATES

• EST.1993 •



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IMMACULATE PRESENTATION

SOUGHT AFTER LOCATION

SPACIOUS LIVING ROOM

DRIVEWAY AND GARAGE

FOUR BEDROOMS

VERSATILE LIVING OPTIONS



8 Birchwood Avenue
Sidcup, DA14 4LF

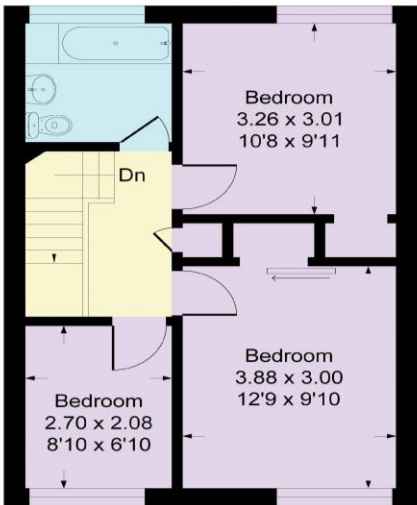
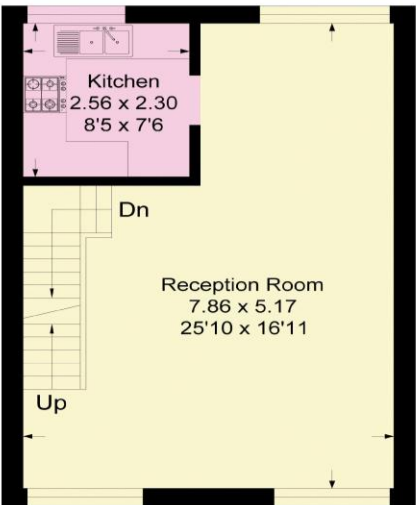
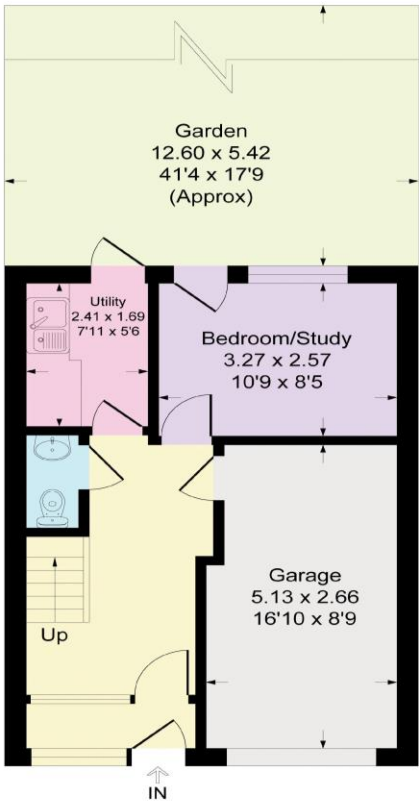
**Guide Price £525,000 -
£550,000**

STUNNING FOUR BEDROOM TOWNHOUSE IN AN EXCELLENT LOCATION. Village estates are proud to present this spacious family home boasting a variety of living arrangements. Set on the very popular Birchwood Avenue, this property provides a spacious hallway downstairs leading through to the utility room, cloakroom and fourth bedroom, currently used as a home office. The garage offers a selection of uses, currently as being used as a home gym. The stairs lead up to a large open plan living and dining room, with plenty of space for the whole family to enjoy. This leads round to the modern kitchen. The top floor provides three great sized bedrooms and the well-presented family bathroom. There is parking for multiple vehicles to the front on the good-sized driveway, and a charming rear garden which will prove the perfect suntrap in the summer months.



Birchwood Avenue, DA4

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft
Garage = 13.1 sq m / 141 sq ft
Total = 121.9 sq m / 1312 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.