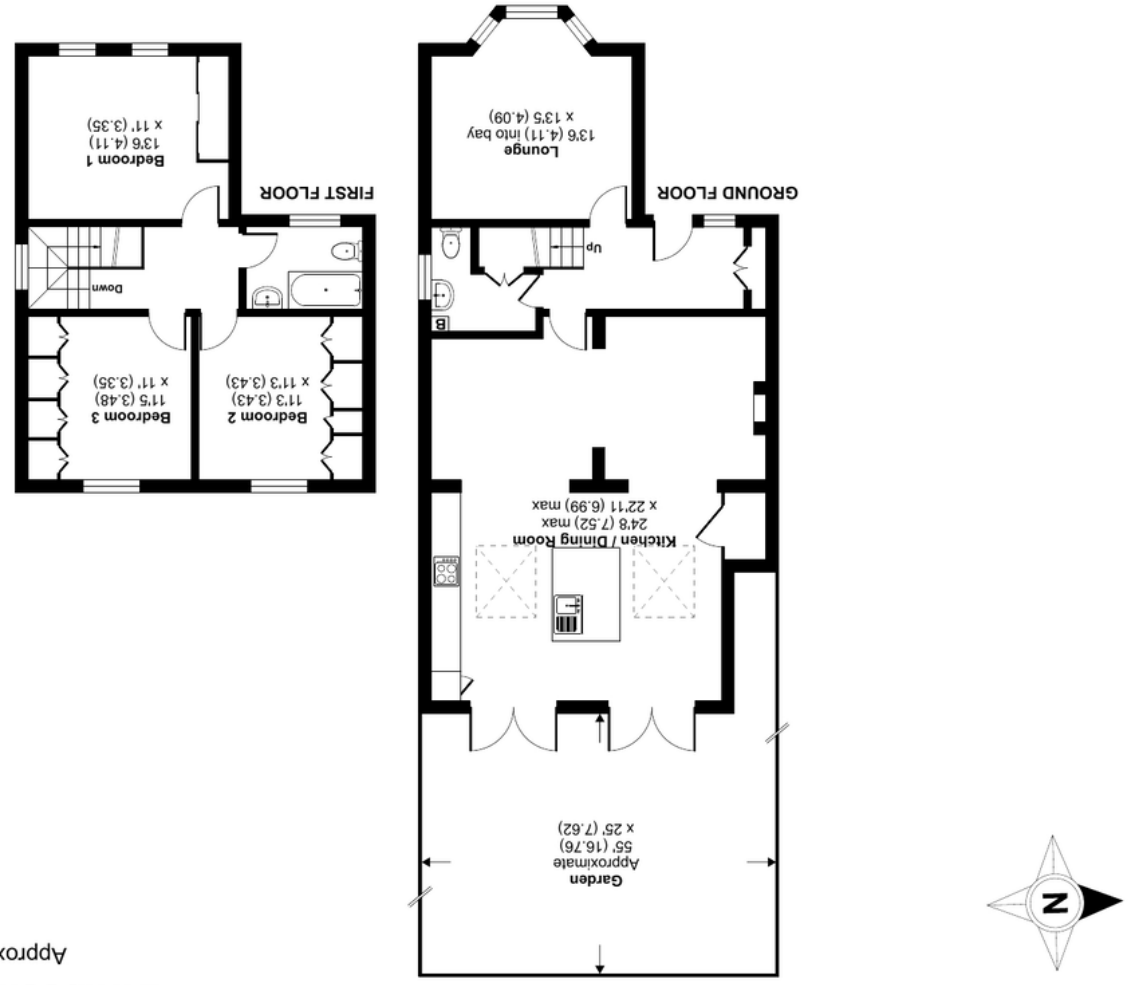


Produced for Drewery, REF: 1105403
 International Property Measurement Standards (IPMS2 Residential), © rchecom 2024.
 Certified Property Measurer



Approximate Area = 1401 sq ft / 130.1 sq m
 For identification only - Not to scale

Birkbeck Road, Sidcup, DA14



Birkbeck Road
 Sidcup, DA14 4DW

Birkbeck Road

Sidcup, DA14 4DW

A Stunning three double bedroom, period detached family home located in a popular road within close proximity to Sidcup High Street and train station.

Main Features

- 3 double bedroom period detached house
- Off street parking for two cars
- Close proximity to Sidcup High Street and train station
- Open plan kitchen/diner
- Popular location
- 55' rear garden

FULL DESCRIPTION

A Stunning three double bedroom, period detached family home located in a popular road within close proximity to Sidcup High Street and train station.

The property briefly comprises of, A large entrance hall leading to a guest w.c., front reception room which benefits from a bay window, a large open plan kitchen/diner which includes integrated appliances, high gloss units and centre island with quartz work surfaces. Two sets of French doors lead to a 55ft rear garden with a wood store, shed, side access and decking.

To the first floor are three spacious double bedrooms and a family bathroom.

To the front the property benefits from off street parking for two cars.

This property would make the perfect home in a sought after part of Sidcup Located just 0.4 miles walk from Sidcup Station with excellent services into London Bridge, Charing Cross and Cannon Street. Sidcup High Street offers an array of shops, bars and restaurants.

Entrance hall

Lounge

13' 6" x 13' 5" (4.11m x 4.09m)

Kitchen/diner

24' 8" x 22' 11" (7.52m x 6.99m)

Downstairs cloakroom

First floor landing

Bedroom one

13' 6" x 11' 0" (4.11m x 3.35m)

Bedroom two

11' 3" x 11' 3" (3.43m x 3.43m)

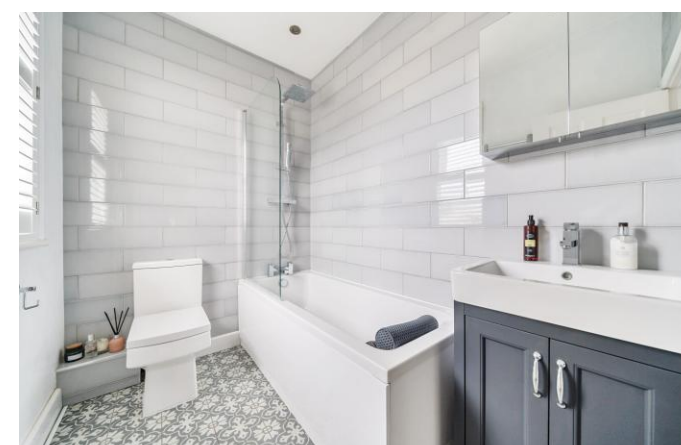
Bedroom three

11' 5" x 11' 0" (3.48m x 3.35m)

Bathroom

Outside

Off street parking to the front for several cars.
Rear garden approximately 55' x 25' (16.76m x 7.62m)



Additional Information

Council Tax Band E £2,491 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 59
Potential EPC Rating 82

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
D612