



**Rosewood Close**

Sidcup  
DA14 4LP

**Freehold**

Well presented 4 bedroom detached house  
Popular close of just 9 houses  
Private rear garden  
Garage and off street parking  
Ideal family home  
Easy access to local parks, shops and train stations  
Convenient for primary and secondary schools







## FULL DESCRIPTION

A well presented 4 bedroom detached house that sits in a popular close that consists of just 9 houses. The property offers easy access to local parks, shops, train stations and schools including Birkbeck Primary School and a variety of secondary grammar schools.

The house briefly comprises of: entrance hall, a modern kitchen, downstairs wc, and a large living room that also has access out onto the rear garden. (the photographs were taken prior to a wheelchair lift being installed between floors - and this can be removed if not required).

The first floor features master bedroom with ensuite shower room and 3 further bedrooms and the main family bathroom.

Externally there is a private rear garden, front garden, garage and off street parking. Waring Park is also located just the other side of Birchwood Road and it all adds up to what we feel is a fantastic family home.

Internal viewing comes highly recommended.

## Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent which becomes Faraday Avenue, take the third turning on the right hand side into Birchwood Avenue and Rosewood Close is the first turning on the left hand side. Closest Stations: Sidcup (0.42 mi) Albany Park (0.72 mi) Bexley (1.70 mi) Closest Schools: Birkbeck Primary School (0.27 mi) West Lodge School (0.41 mi) Cleeve Park School (0.37 mi)







Local Authority  
Council Tax Band  
EPC Rating

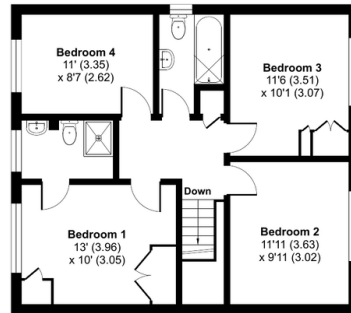
Bexley London Borough Council  
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D



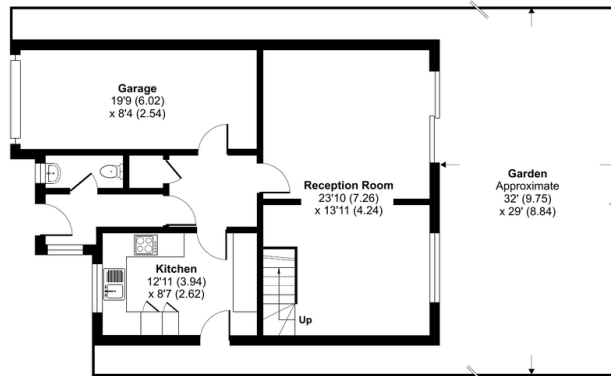
### Rosewood Close, Sidcup, DA14

Approximate Area = 1235 sq ft / 114.7 sq m  
Garage = 165 sq ft / 15.3 sq m  
Total = 1400 sq ft / 130 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Drewery REF: 990613



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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.