



**Birchwood Avenue**

Sidcup  
DA14 4JU

**Freehold**

Well presented 3 bedroom mid terrace house  
Sought after location  
Chain Free  
Open plan lounge/diner  
Garage en bloc  
Convenient for Sidcup station







## FULL DESCRIPTION

We are pleased to present this chain free, three-bedroom mid-terrace home, ideally located on the ever-popular Birchwood Avenue. The property offers convenient access to local shops, parks, highly regarded schools, and Sidcup station-making it an excellent choice for families and commuters alike.

The accommodation comprises an entrance hall, a spacious open-plan lounge/dining area, and a modern kitchen on the ground floor. Upstairs, there are three bedrooms, a family bathroom, and a separate WC.

Externally, the property features a front garden with steps leading to the entrance, a rear garden mainly laid to lawn, and a garage en bloc.

Early viewing is highly recommended.

## Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent which in turn becomes Faraday Avenue and Birchwood Avenue is the third turning on the right 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)







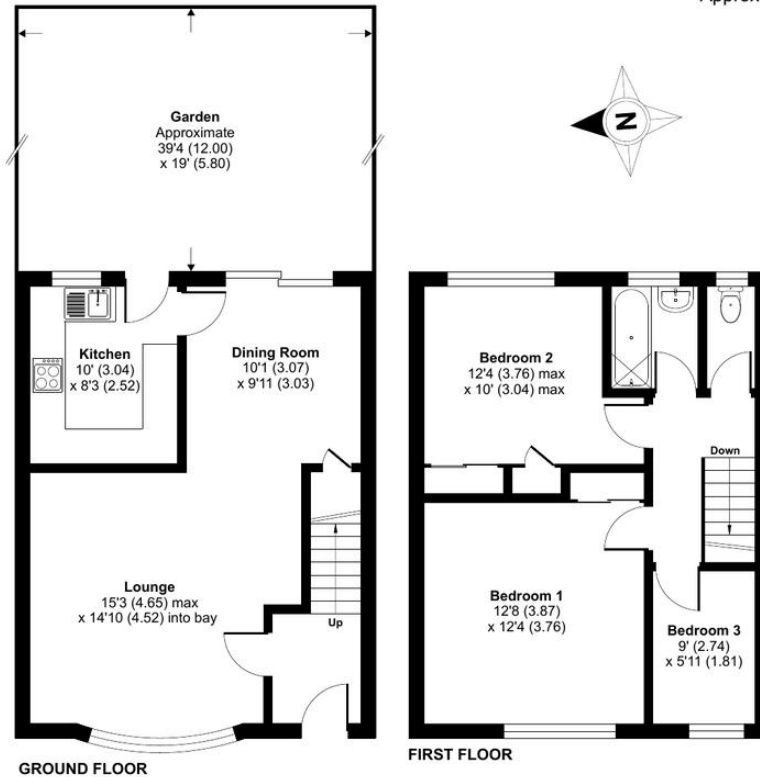
**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council  
D  
C

## Birchwood Avenue, Sidcup, DA14

Approximate Area = 915 sq ft / 85 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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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.