



Birchwood Avenue

Sidcup
DA14 4JU

Freehold

Large 5 bedroom semi detached house
Sought after tree-lined road
Easy access to Sidcup station, shops, parks and schools
Off street parking to the front for several cars
Ideal family home
2 reception rooms
Rear conservatory





FULL DESCRIPTION

Offered to the market is this impressive five-bedroom home, set on one of Sidcup's most sought-after roads. Well presented throughout, the property enjoys an excellent location with easy access to Sidcup train station, local parks, shops, and highly regarded schools including Birkbeck Primary and Chislehurst & Sidcup Grammar.

Accommodation comprises: a welcoming entrance hall, two generously sized reception rooms, with the lounge opening into a rear conservatory, and a spacious kitchen/diner with central island overlooking the garden. Further benefits on the ground floor include a utility room, downstairs cloakroom, and a versatile fifth bedroom or study. On the first floor, there are four well-proportioned bedrooms, one with en-suite, along with a modern family bathroom.

Externally, the property offers off-street parking to the front for several cars and a large rear garden with useful outbuildings.

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

E
C

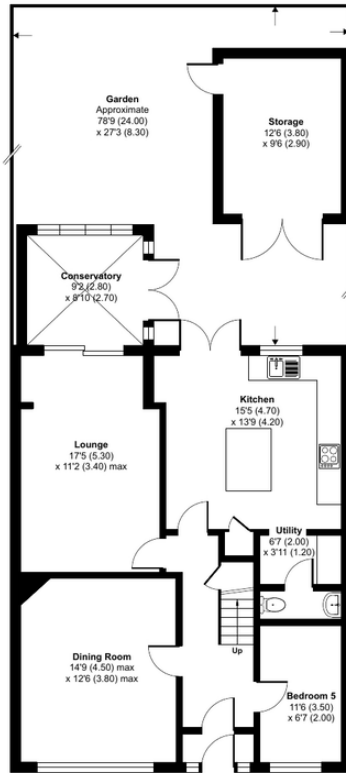
Birchwood Avenue, Sidcup, DA14

Approximate Area = 1689 sq ft / 156.9 sq m

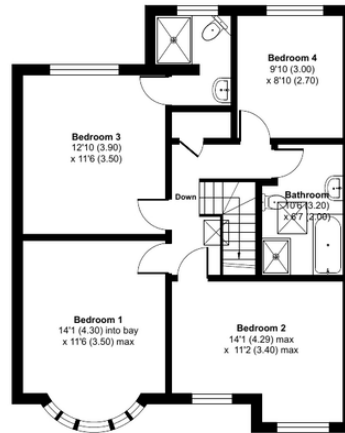
Outbuilding = 119 sq ft / 11 sq m

Total = 1808 sq ft / 168 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Drewery. REF: 1350421

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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.

