

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Little Birches

DA15 7LW





**Presented to the market in great condition, is this wonderful example of a four bedroom family home in the heart of Sidcup, DA15.**

*Offering an abundance of space throughout, the property boasts a generously sized open living/dining room, kitchen and W/C to the ground floor, whilst to the first floor you will find four well proportioned bedrooms, with the master boasting its own en-suite, a wet room and a modern bathroom suite.*

*The kitchen is part of the double-storey side extension, providing direct access to the wonderfully kept garden to the rear, the perfect space for enjoying outdoor activities with little ones, entertaining guests during the summer with BBQ's, or for those with green fingers.*

*Located in the heart of Sidcup, Little Birches is a well sought after road, where properties are not available very often. Off street parking to the front provides space for up to two vehicles, providing peace of mind for parking at all times, along with a garage for further vehicular parking or storage needs. Ideal for growing families, the property is ideally situated within easy reach of a number of highly regarded schools and nurseries, providing peace of mind of superb education for any little ones.*

*Excellent bus links are close by, keeping you connected with Sidcup, Orpington, Eltham and beyond, whilst also being just 0.7 miles away from Sidcup Railway Station - perfect for those needing to commute into the City!*





## Key Features:

- ❑ Stunning Four Bedroom Family Home
- ❑ Master With En-Suite
- ❑ Turn-Key Condition
- ❑ Double-Storey Side Extension
- ❑ Off Street Parking For Multiple Vehicles & Garage
- ❑ Sought After Road
- ❑ 0.7 Miles To Sidcup Station
- ❑ Excellent Transport Links Within Easy Reach
- ❑ Catchment Area For Well-Regarded Schools & Nurseries
- ❑ Ideal For Growing Families
- ❑ Council Tax Band E - London Borough Of Bexley





Little Birches, DA15

Approximate Gross Internal Area = 1416 sq ft / 131.5 sq m

**EPC:** D

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
New Eltham  
London  
SE9 2EB



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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