
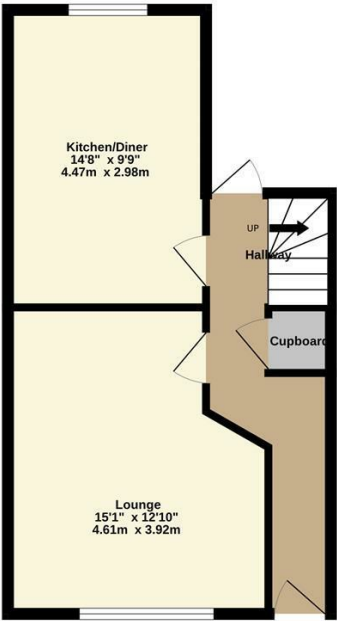
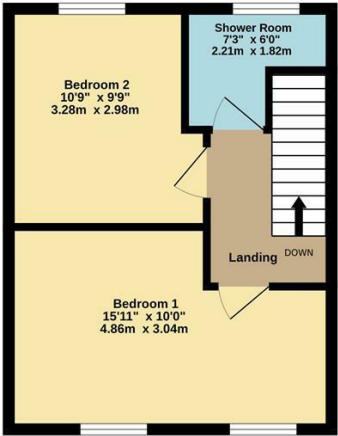


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
419 sq.ft. (38.9 sq.m.) approx.



1st Floor
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.
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BIRDBROOK ROAD
LONDON SE3 9QP

Guide price £425,000



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Zoopla.co.uk

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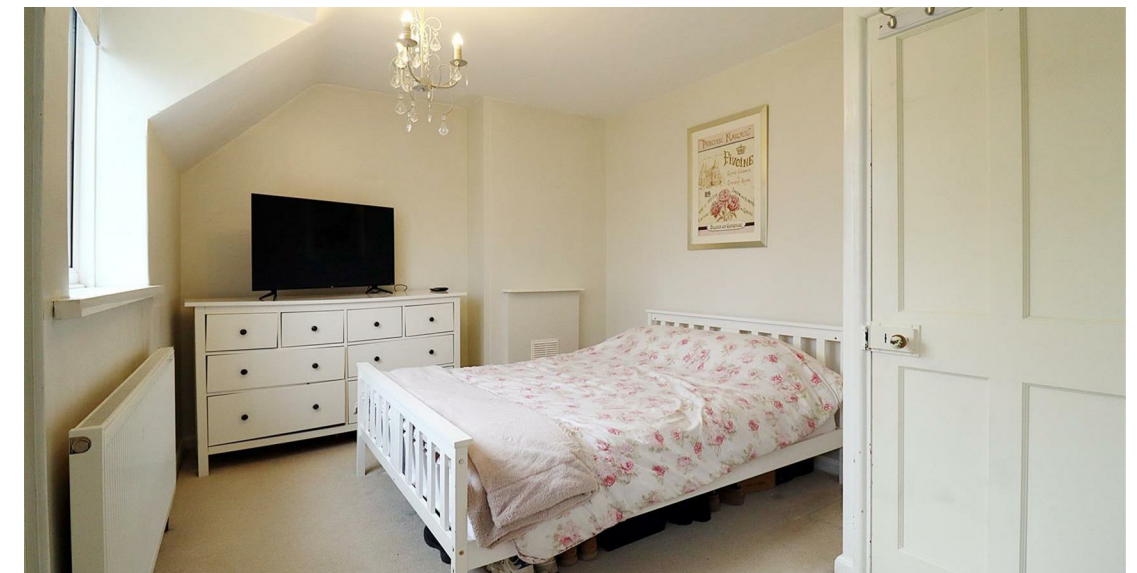
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

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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.

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Nestled on the sought-after Birdbrook Road, this delightful two-bedroom terraced house offers the perfect blend of comfort and convenience. Located just 0.5 miles from Kidbrooke Station, which gets you in to central London within 15 minutes, the property is ideally situated for commuters and those seeking a vibrant community lifestyle.

On the ground floor, you'll find a spacious lounge and a well-appointed kitchen/diner, ideal for entertaining or family meals. Upstairs, the first floor features two generously sized bedrooms and a walk in shower room. To the rear is a west facing garden measuring more than 100ft, offering a fantastic space for hosting friends and family in the summer months. This house also offers potential to extend further to the rear as well as in to the loft (STPP).

This property is conveniently positioned close to a wide array of local amenities. Enjoy the convenience of nearby supermarkets, a gym, and a selection of pub and restaurants. The area also offers a choice of schools, including Wingfield Primary School, Kidbrooke Park Primary School, and Thomas Tallis Secondary School, making it an ideal location for families.

Whether you're commuting to Central London or exploring the green spaces of nearby Sutcliffe Park, this property ticks all the boxes for a comfortable and connected lifestyle.

Don't miss this opportunity to make Birdbrook Road your next home. Contact us today to arrange a viewing!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BIRDBROOK ROAD

LONDON SE3 9QP

- Two Bedroom Terraced House
- Kitchen/Diner
- Large Rear Garden
- Potential To Extend STPP
- Sought After Location
- 0.5 Mile To Kidbrooke Station
- Close To Amenities
- Council Tax Band C
- EPC C71
- Ideal First Home

