

FREEHOLD



House - Detached (EPC Rating: E)

**47 BIRCHWOOD AVENUE, SIDCUP, DA14 4JZ**

Guide price

**£925,000**

**Westwood**  
PROPERTY SERVICES

4 2 2 E

# 4 Bedroom House - Detached located in Sidcup

**\*\*Guide Price £925,000 - £950,000\*\*** Positioned on the incredibly popular Birchwood Avenue, Sidcup, we are proud to offer for sale this four bedroom DETACHED family home. The accommodation on offer comprises entrance porch, entrance hall, bay fronted dining room, living room which leads to the double glazed conservatory, kitchen breakfast room with appliances to remain and ground floor shower room with access to the large integral garage. To the first floor you will find four good size family bedrooms and a modern shower room. The rear gardens extends to approximately 195ft and includes a patio area, lawn and fencing. Additional points of particular note include double glazing, gas central heating, solar panels on the roof which provide heated water and a large driveway which has ample off-street parking. Internal viewings are by appointment only.

## Front Driveway

Block paved driveway with parking for several cars.

## Entrance porch

Large double glazed enclosed entrance porch.

## Entrance Hall

Stairs to first floor, fitted storage, radiator, ornate coving and carpet.

## Dining Room

16'2" x 13'5"

Double glazed bay window to front, ornate coving, picture rail, fireplace with surround, radiator and carpet.

## Reception Room

15'10" x 11'3"

Double glazed sliding doors to conservatory, ornate coving, picture rail, fireplace with enclosed gas fire, radiator and carpet.

## Conservatory

11'4" x 9'1"

Double glazed conservatory, double doors to garden and composite board tiling.

## Kitchen Breakfast Room

22'8" x 9'9"

Double glazed windows to rear and side, double glazed door to garden, coved ceiling, spot lights, range of wall and base units, stainless steel sink unit with mixer tap, integrated electric oven plus gas hob, fridge freezer, washing machine, dish washer, wall tiling and vinyl flooring.

## Ground Floor Shower Room

Double glazed window to front, access to integral

garage, shower cubicle, low-level WC, wash hand basin and wall and floor tiling.

## Bedroom One

16'6" x 12'11"

Double glazed bay window to front, picture rail, mirror fronted fitted wardrobes, radiator and carpet.

## Bedroom Two

14'0" x 11'10"

Double glazed window to rear, picture rail, mirror fronted fitted wardrobes, radiator and carpet.

## Bedroom Three

11'7" x 9'4"

Double glazed window to rear, picture rail, airing cupboard with large hot-water tank, radiator, wash hand basin, storage cupboard and carpet.

## Bedroom Four

10'0" x 8'3"

Double glazed window to front, picture rail, radiator and carpet.

## Shower Room

Two double glazed windows to side, walk-in shower cubicle, low-level WC, wash hand basin, heated towel rail, wall tiling and composite board tiling.

## Integral Garage

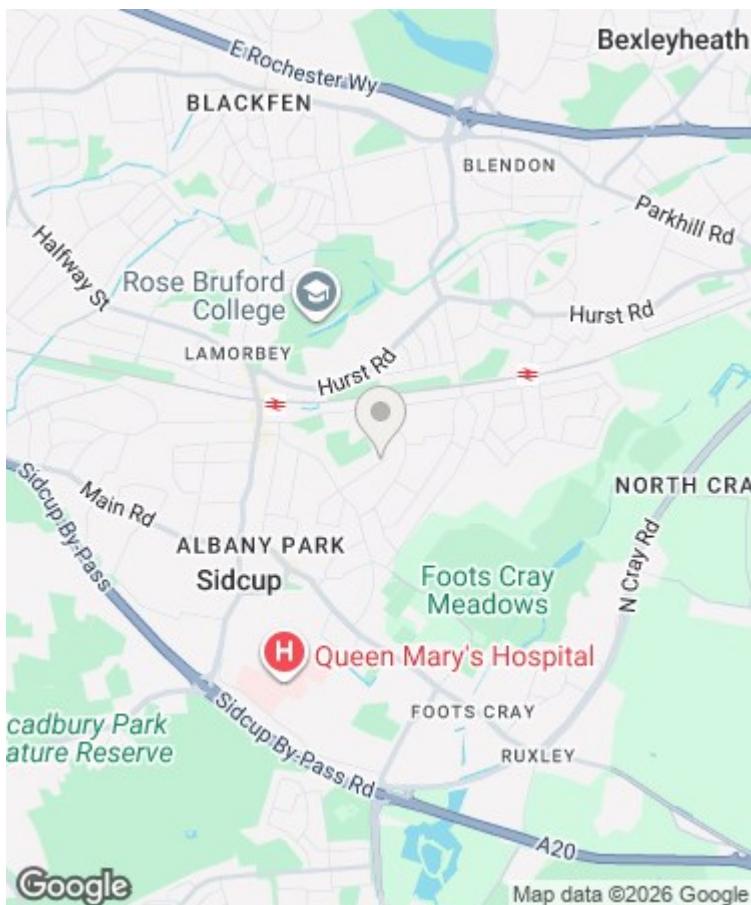
21'7" x 18'0"

Electrically operated garage door, access through to garden and power and lighting.

## Garden

195'0" x 32'6"

Patio area, laid to lawn, mature plants and shrubs, fencing and outside tap.



SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

# Birchwood Avenue, DA14

Approximate Gross Internal Area 162.3 sq m / 1747 sq ft

Garage Area 29.4 sq m / 317 sq ft

Total Area 191.7 sq m / 2064 sq ft



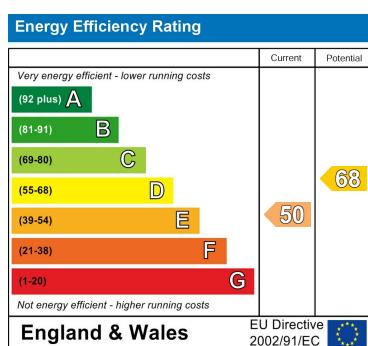
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Council Tax Band

G

Energy Performance Graph



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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 are advised to recheck the measurements.