



£550,000 guide price

Little Birches, Sidcup, DA15 7LN

Chattertons

EST 1893

Located in a lovely quiet road set within a very popular neighbourhood just off Harland Avenue.

This is a semi detached bungalow with beautiful south facing garden and generous frontage.

The accommodation includes lounge, separate kitchen diner, 3 bedrooms and bathroom.

Presented in good condition with gas central heating and double glazing. Nearby to great local shops and bus routes along with Sidcup and New Eltham mainline stations.



Lovely quiet road
Great neighbourhood
Beautiful south facing garden
Generous frontage and driveway
Semi detached bungalow

Entrance hall

Radiator, carpet

Lounge 14' 0" x 12' 0" (4.26m x 3.65m)

Double glazed window, radiator, carpet

Kitchen diner 24' 3" x 12' 0" (7.39m x 3.65m)

Double glazed sliding doors to the outside, double glazed door to the side, double glazed window, fitted wall and base units with laminate work surface, hob, integrated oven, integrated combination oven and microwave, plumbing for washing machine, sink unit with 1.5 bowl and mixer taps

3 bedrooms

Gas central heating and double glazing

Good condition

Garage

Close to Sidcup and New Eltham mainline stations

Bedroom 1 12' 3" x 9' 10" (3.73m x 2.99m)

Double glazed window, built in wardrobes, radiator, carpet

Bedroom 2 10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window, built in wardrobes, radiator, carpet,

Bedroom 3 9' 2" x 7' 6" (2.79m x 2.28m)

Double glazed window, radiator, carpet, built in overhead cupboards

Shower room

Frosted double glazed window, shower cubicle, low level wc, wash hand basin with vanity below, chrome heated towel rail, non slip vinyl flooring

Rear garden 121' 5" x 36' 1" (36.98m x 10.99m)

South facing, patio area and lawned with borders, outside tap and multiple outdoor lights

Garage 19' 8" x 6' 11" (5.99m x 2.11m)

Lockable double doors and generous driveway and frontage





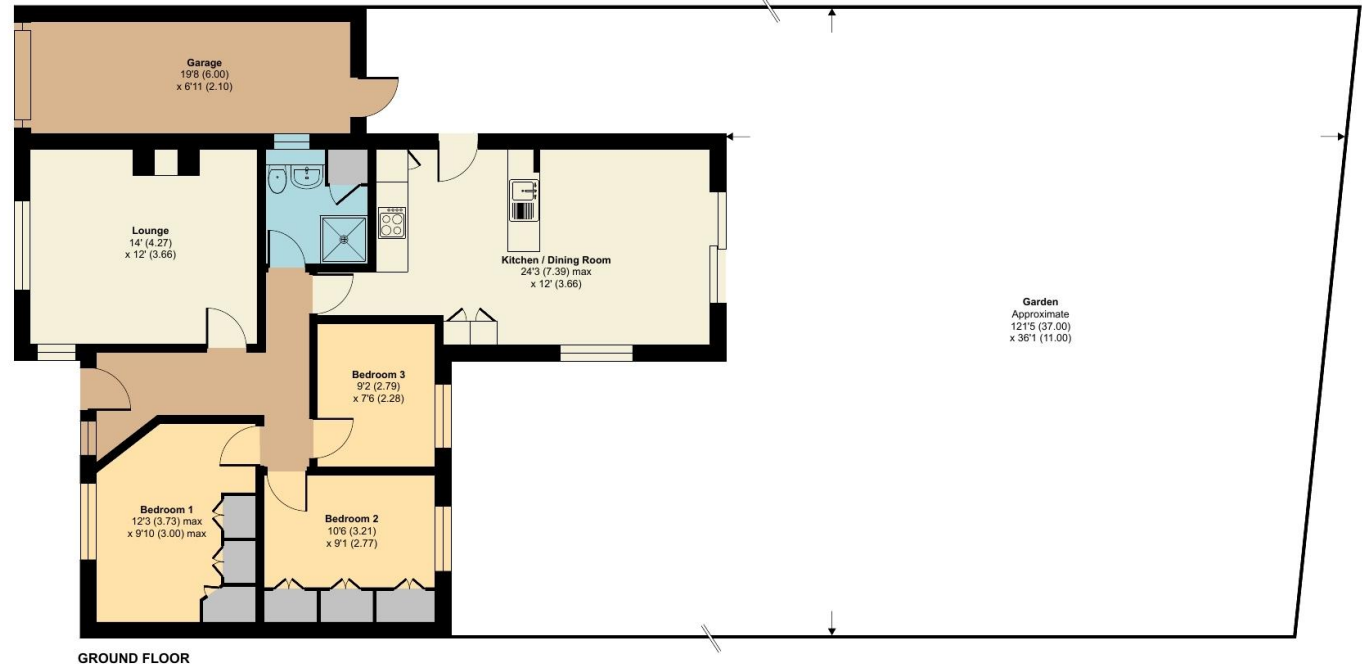
Little Birches, Sidcup, DA15

Approximate Area = 860 sq ft / 79.8 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 996 sq ft / 92.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1447619

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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