



**Birchwood Avenue, Sidcup, DA14**  
 Approximate Area = 1696 sq ft / 157.6 sq m (excludes store)  
 Outbuildings = 48 sq ft / 4.4 sq m  
 Total = 1744 sq ft / 162 sq m  
 For identification only - Not to scale



# Birchwood Avenue

Sidcup, DA14 4JY

A spacious 1920s detached family home that sits in this highly sought after location. The house offers an abundance of character with spacious rooms but also features a modern kitchen with breakfast bar. There is plenty of off street parking and a huge garden that backs onto the local parkland. \*CHAIN FREE\*

## Main Features

- Spacious 1920's built detached house
- Chain free
- Sought after location
- Abundance of character
- Large rear garden backing onto local parkland
- Off street parking to front for several cars

## FULL DESCRIPTION

This spacious, 1920's detached house features an abundance of character but with a modern kitchen, making it what we feel to be a great family home.

The location is highly sought after as it offers easy access to local shops, parks, some highly sought after schools as well as Sidcup train station. It briefly comprises of: A statement entrance hall with beautiful cornicing, a large bay fronted lounge that flows into a second reception and then onto a rear conservatory. The modern kitchen features a breakfast bar and overlooks the rear garden.

On the first floor of this grand house is the large

master bedroom along with 3 more bedrooms and a family bathroom with separate w.c.

Externally there is off street parking to the front for several cars and a large rear garden that features a patio seating area, large lawn and all backing onto the local parkland. \*CHAIN FREE\*

## Entrance hall

### Lounge

13' 6" x 14' 0" (4.11m x 4.27m)

### Dining room

16' 0" x 11' 2" (4.88m x 3.4m)

### Kitchen/Breakfast Room

22' 9" x 9' 10" (6.93m x 3m)

### Downstairs cloakroom

### Conservatory

11' 9" x 9' 3" (3.58m x 2.82m)

### First floor landing

### Bedroom one

16' 4" x 13' 5" (4.98m x 4.09m)

### Bedroom two

14' 0" x 11' 9" (4.27m x 3.58m)

### Bedroom three

11' 6" x 9' 6" (3.51m x 2.9m)

### Bedroom four

11' 4" x 7' 11" (3.45m x 2.41m)

### Bathroom

### Separate wc

### Outside

Rear garden approximately 96' x 25'10 (29.26m x 7.87m)

Off street parking to the front.



## Additional Information

Council Tax Band G £3,396 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 50

Potential EPC Rating 82

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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