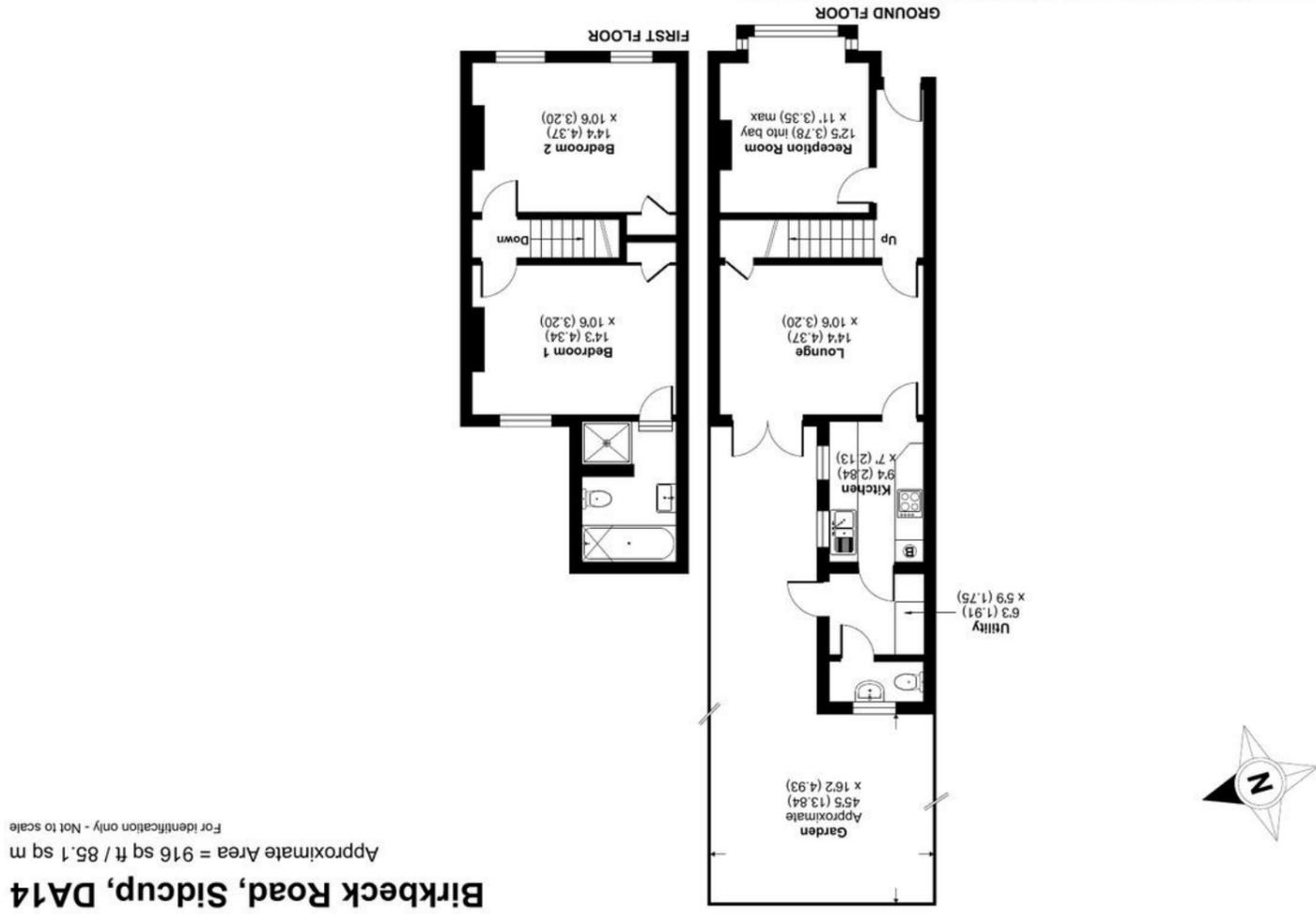


International Property Measurement Standards (IPMS2 Residential), © nichecom 2024.  
 Produced for Drewery, REF: 112448  
 Certified Property Measurer



**Birkbeck Road, Sidcup, DA14**



# Birkbeck Road

Sidcup, DA14 4DE

A deceptively spacious 2 bedroom period house that sits just a short walk from Sidcup train station, shops and schools. The house features off street parking for 2 cars and would make a perfect first house for any buyer looking to be in a central and convenient location.

## Main Features

- Spacious 2 bedroom period house
- Short walk to Sidcup station and shops
- Off street parking for 2 cars
- Ideal first purchase
- Downstairs wc & upstairs bathroom
- Rear garden with patio seating area and lawn
- Easy access to local schools

## FULL DESCRIPTION

Offered for sale is this deceptively spacious 2 bedroom terrace house that sits in a prime location offering easy access to Sidcup train station, shops and schools. The house features off street parking for 2 cars to the front and would make a great first house for any buyer.

The house briefly comprises of: entrance hall, front reception, second reception room, kitchen, utility room, downstairs w.c and then on the first floor there is a second double bedroom and a family bathroom that sits off of the master bedroom.

Externally there is a great rear garden that features a patio seating area, planted border,

lawn and shed and then to the front of the house there is off street parking for 2 cars.

This is a deceptively spacious 2 bedroom house in a prime location so your earliest appointment comes highly recommended.

## Entrance hall

## Dining room

12' 5" x 11' 0" (3.78m x 3.35m)

## Lounge

14' 4" x 10' 6" (4.37m x 3.2m)

## Kitchen

9' 4" x 7' 0" (2.84m x 2.13m)

## Utility room

6' 3" x 5' 9" (1.91m x 1.75m)

## Downstairs wc

## First floor landing

## Bedroom one

14' 3" x 10' 6" (4.34m x 3.2m)

## Bathroom

## Bedroom two

14' 4" x 10' 6" (4.37m x 3.2m)

## Outside

Rear garden approximately 45'5 x 16'2

Off street parking to the front.



## Additional Information

Council Tax Band D £2,155 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 68

Potential EPC Rating 86

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.  
D612