



Birkbeck Road

Sidcup, DA14 4DB

A large 2 bedroom period house which features a first floor bathroom and off street parking. It is offered to the market chain free and is located in a prime location with a short walk to Sidcup train station, shops and some sought after schools.

****Chain Free****

Main Features

- Large 2 bedroom period house
- Short walk to Sidcup station, shops and sought after schools
- Chain Free
- Off street parking
- Spacious rear garden
- Through lounge

FULL DESCRIPTION

We are pleased to offer to the market this large two bedroom period house which is located just a short walk to Sidcup train station, shops and schools. The house briefly comprises: Entrance hall, a large through lounge, kitchen, lean-to with access to the rear garden, two double bedrooms and large family bathroom. There is off street parking to the front and a deceptively spacious rear garden.

We feel this would make a great house for anyone looking for a property with character and in a central location.

**** CHAIN FREE ****

Entrance hall

22' 3" x 4' 9" (6.78m x 1.45m)

Lounge/diner

24' 7" x 10' 5" (7.49m x 3.18m)

Kitchen

13' 1" x 7' 8" (3.99m x 2.34m)

Lean-to

14' 0" x 6' 0" (4.27m x 1.83m)

First floor landing

Bedroom one

13' 8" x 11' 2" (4.17m x 3.4m)

Bedroom two

10' 9" x 8' 7" (3.28m x 2.62m)

Bathroom

12' 2" x 7' 9" (3.71m x 2.36m)

Outside

Spacious rear garden.

Off street parking to the front.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D £1,679 per annum.

EER Rating: 57 EIR Rating: 46

Local authority: Bexley London Borough Council

Directions

Directions: From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent, immediate right into Hatherley Road, first left into Alma Road and Birkbeck Road is the first turning on the right hand side. Closest Stations: Sidcup (0.25 mi) Albany Park (0.93 mi) New Eltham (1.55 mi) Closest Schools: Birkbeck Primary School (0.1 mi) Chislehurst and Sidcup Grammar School (0.38 mi)



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612