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# Birchwood Avenue

Sidcup, DA14 4JZ

A large 4 bedroom detached house that offers great potential to be made into a modern family home. It offers great space throughout and a fantastic rear garden all located within easy access of Sidcup train station, shops and schools.

## Main Features

- Large four bedroom detached house
- In need of modernisation
- Two reception rooms
- Ideal family home
- Easy access to Sidcup station, shops and schools
- Early viewing recommended

## FULL DESCRIPTION

We are pleased to offer for sale this large 4 bedroom detached house situated in a desirable road which offers easy access to Sidcup train station, shops and schools. The house provides great space and although it requires updating, we feel it would make a brilliant family home.

The house is set back from the road and briefly comprises: Entrance hall, front lounge, dining room, breakfast room, conservatory, downstairs w.c. and a large rear kitchen. The first floor offers four good

sized bedrooms plus a family bathroom.

Externally there is a long attractive rear garden with outside w.c., garage and off street parking to the front.

This style of house offers plenty of character and space and is highly sought after so your earliest viewing comes highly recommended.

## Entrance hall

17' 5" x 14' 0" (5.31m x 4.27m)

## Downstairs cloakroom

6' 2" x 2' 5" (1.88m x 0.74m)

## Lounge

16' 5" x 13' 3" (5m x 4.04m)

## Dining room

16' 3" x 11' 3" (4.95m x 3.43m)

## Kitchen

11' 2" x 9' 4" (3.4m x 2.84m)

## Breakfast room

10' 5" x 9' 8" (3.18m x 2.95m)

## Conservatory

11' 3" x 9' 7" (3.43m x 2.92m)

## Bedroom one

16' 6" x 12' 2" (5.03m x 3.71m)

## Bedroom two

13' 9" x 10' 7" (4.19m x 3.23m)

## Bedroom three

11' 5" x 9' 6" (3.48m x 2.9m)

## Bedroom four

10' 5" x 8' 1" (3.18m x 2.46m)

## Family bathroom

7' 3" x 6' 5" (2.21m x 1.96m)



## Outside

Outside toilet (5'1 x 2'8)

West facing rear garden laid to lawn. Approx 125'  
Front garden laid to lawn. Driveway with off street parking for two cars.

## Additional Information

Council Tax Band G £2,798 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 50

Potential EPC Rating 80

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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