



# Birkbeck Road

Sidcup, DA14 4DE

A beautiful 2/3 bedroom Victorian house that offers a great combination of original character features but with a modern layout making it better suited for today's living.

## Main Features

- Beautiful 2/3 bedroom Victorian terraced house
- Kitchen/diner with centre island
- Off street parking
- Rear garden
- Short walk to Sidcup station, shops and schools
- Front lounge and rear open plan family room

## FULL DESCRIPTION

Offered to the market is this beautiful 2/3 bedroom Victorian house that has been well presented by the current owners. It features a great combination of character features but with a modern layout all thanks to a great rear extension that houses a kitchen/diner with centre island making it a brilliant room for having family and friends over.

The house has off street parking to the front and sits in such a popular location, just a short walk to Sidcup train station, shops and schools.

The property briefly comprises of: entrance hall, a front lounge which shows off the character and charm of this house, then there is an amazing rear open plan family room which incorporates the dining area and kitchen with centre island that makes it a great room for entertaining as it also flows out onto the rear garden.

The first floor has 2 good sized bedrooms, a family bathroom and then a staircase that takes you into a loft room that could be used as a third bedroom or study.

Externally there is off street parking to the front and a well maintained rear garden with outbuilding.

Victorian houses in this location always attract interest and with this featuring such a great rear extension and having parking, it will be sure to get interest.

## LOUNGE

10' 7" x 11' 2" (3.23m x 3.4m)

## RECEPTION

10' 8" x 14' 5" (3.25m x 4.39m)

## KITCHEN / DINER

13' 10" x 9' 7" (4.22m x 2.92m)

## BEDROOM 1

10' 7" x 14' 9" (3.23m x 4.5m)

## BEDROOM 2

10' 9" x 10' 7" (3.28m x 3.23m)

## BATHROOM

9' 1" x 7' 3" (2.77m x 2.21m)

## LOFT ROOM

16' 3" x 16' 8" (4.95m x 5.08m)

## W.C.

2' 7" x 7' 10" (0.79m x 2.39m)

## 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

£1,847 per annum.

EER Rating: 59

Local authority: Bexley London Borough Council

## 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 (0.35 mi) Albany Park (0.97 mi) New Eltham (1.59 mi) Closest Schools: Birkbeck Primary School (0.2mi) Merton Court School (0.48 mi) Chislehurst and Sidcup Grammar School (0.47 mi)

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



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