



# Birkbeck Road

Sidcup, DA14 4DJ

A fantastic chance to purchase a period house that sits in a central location offering access to the local train station and Sidcup High Street. This highly sought after 2 bedroom house offers a great feel of character, is well presented and also features parking to the rear. We feel this would make a great first time buy and are sure it will get plenty of interest.

\* Chain Free\* \*Off street parking for two vehicles at the rear of the property

## Main Features

- Two bedroom period house
- Central location
- Chain Free
- Off street parking for two vehicles at the rear of the property
- Central location for train station and Sidcup High Street
- Ideal first purchase

## FULL DESCRIPTION

A fantastic chance to purchase a 2 bedroom period house that is well presented, offers great character and sits in a central location offering a short walk to Sidcup train station, Sidcup High Street and some very desirable schools.

This character house briefly comprises of: Front door, living room which flows through to the rear kitchen and bathroom. The first floor has 2 good sized bedrooms and then externally there is a lawned rear garden and off street parking for two vehicles at the rear of the property

This is a great chance for someone to purchase their first house in a popular and central location. We strongly advice you contact us to view as soon as possible to avoid missing out.

**\*\* CHAIN FREE \* OFF STREET PARKING FOR TWO VEHICLES TO THE REAR \*\***

## Lounge/diner

23' 4" x 11' 8" (7.11m x 3.56m)

## Kitchen

16' 2" x 6' 1" (4.93m x 1.85m)

## Downstairs bathroom

10' 4" x 6' 5" (3.15m x 1.96m)

## First floor landing

## Bedroom one

12' 10" x 9' 1" (3.91m x 2.77m)

## Bedroom two

12' 1" x 10' 0" (3.68m x 3.05m)

## Outside

Rear garden laid to lawn.

Off street parking for two cars to the rear.

## 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 C - £1,642 per annum.

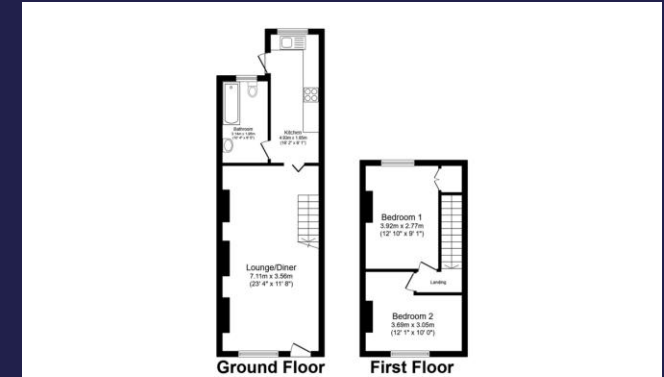
EER Rating: 67

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



Total floor area 67.9 sq.m. (731 sq.ft.) approx  
This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or measurement. A party must rely upon its own inspections. Powered by [www.localagent.com](http://www.localagent.com)



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: [info@drewery.co.uk](mailto:info@drewery.co.uk) [www.drewery.co.uk](http://www.drewery.co.uk)