

Total floor area 113.5 sq.m. (1,222 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 misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



# Birkbeck Road

Sidcup, DA14 4DJ

## VIDEO TOUR AVAILABLE

A beautifully presented and well extended 4 bedroom semi detached Victorian house. This Victorian house sits in a location that offers just a short walk to Sidcup train station, shops, parks and some highly sought after schools. The house features an amazing loft conversion, has off street parking to the front for two cars, a large rear garden and we feel would make such a great family home for anyone who loves character properties.

## Main Features

- Beautifully presented 4 bed semi detached Victorian house
- Short walk to Sidcup station, shops and parks
- Convenient for highly sought after schools
- Large loft conversion
- Off street parking to front for two cars
- Character fireplaces to the lounge and bedrooms on the first floor

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered for sale is this beautifully presented 4 bedroom semi detached Victorian house that offers such a great combination of character but with a modern, stylish décor.

The house has been well extended by the current owner and now features a large loft conversion making it what we feel is a great family home. It sits in a location that is just a

short stroll from some highly sought after schools as well as shops, restaurants and Sidcup train station.

The property briefly comprises of: Entrance, a bay fronted front lounge that features an amazing character fireplace, dining room that leads on to a deceptively spacious rear kitchen and downstairs wc. The first floor of this house has two bedrooms - both with character fireplaces and a bathroom and separate shower room and the second floor has two further bedrooms.

Externally the property has a large rear garden and off street parking to the front for two cars.

### Lounge

11' 11" x 11' 8" (3.63m x 3.56m)

### Dining room

11' 8" x 11' 1" (3.56m x 3.38m)

### Kitchen

19' 9" x 8' 3" (6.02m x 2.51m)

### Downstairs wc

### First floor landing

### Bedroom one

12' 0" x 11' 8" (3.66m x 3.56m)

### Bedroom four

10' 11" x 8' 2" (3.33m x 2.49m)

### Bathroom

8' 6" x 5' 1" (2.59m x 1.55m)

### Shower room

8' 6" x 2' 10" (2.59m x 0.86m)

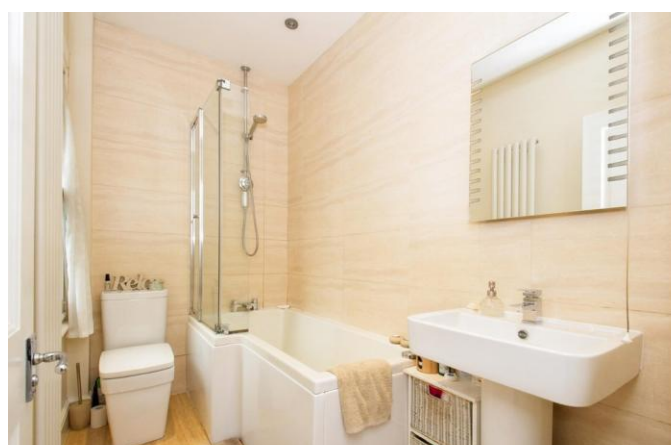
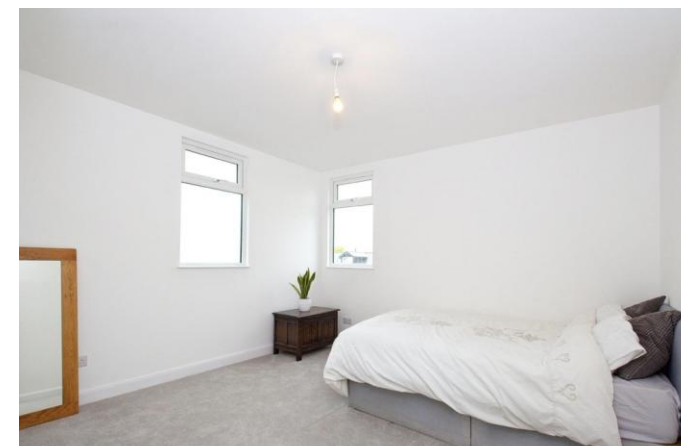
### Second floor landing

### Bedroom two

11' 9" x 11' 9" (3.58m x 3.58m)

### Bedroom three

11' 7" x 11' 6" (3.53m x 3.51m)



## Outside

Large rear garden and off street parking to the front for two cars.

## Additional Information

Council Tax Band D £1,923 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 65

Potential EPC Rating 83

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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