



Birkbeck Road

Sidcup, DA14 4DJ

A stunning 2 bedroom extended Victorian terrace house. This beautiful house has been presented to such a high standard by the current owner and features a stylish kitchen/diner. It is located in a prime location ideal for Sidcup train station, local shops and schools. *Chain free*

Main Features

- Two bedroom extended Victorian terrace house
- Stylish kitchen/diner/lounge with skylight windows
- Loft room currently used as dressing room
- Shutters and blinds included in the sale
- Chain Free

FULL DESCRIPTION

We are pleased to offer for sale this stunning 2 bedroom extended Victorian terrace house. The property has been presented to a high standard by the current owner and benefits from being extended and offering a beautiful kitchen/diner offering versatile space to be used as a kitchen/second lounge area if desired.

The house is situated in a prime location offering access to Sidcup station, shops and schools and briefly comprises: Entrance porch, front lounge with character fireplace, a hallway through to the large stylish kitchen/diner ideal for entertaining with amazing skylight windows and separate dining area. The downstairs also features storage and a large modern downstairs bathroom. To the first floor is the master bedroom, good second bedroom along with access to a loft room which is currently used as a dressing room.

Externally there is off street parking to the front and a lawned rear garden.

We feel this is a fantastic chance to purchase a stylish Victorian house in such a prime location.

Entrance porch

3' 8" x 2' 7" (1.12m x 0.79m)

Entrance hall

23' 1" x 3' 7" (7.04m x 1.09m)

Lounge

11' 5" x 9' 9" (3.48m x 2.97m)

Downstairs shower room

7' 3" x 6' 9" (2.21m x 2.06m)

Kitchen/diner

18' 5" x 9' 5" (5.61m x 2.87m)

Bedroom one

11' 5" x 10' 0" (3.48m x 3.05m)

Bedroom two

11' 5" x 10' 0" (3.48m x 3.05m)

Loft room

10' 9" x 10' 5" (3.28m x 3.18m)

Outside

Rear garden laid to lawn.

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 C £1,412 per annum.

EER Rating: 56 EIR 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 (0.25 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)

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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