



Offers Over £825,000  
Birchwood Avenue, Sidcup, Kent, DA14  
4LF

Christopher  
Russell  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Rarely available three bedroom detached house that is offered with no onward chain on a wider than average plot and a good sized rear garden.

The property offers great potential to extend to the side and rear of the property which would create a substantially larger family home.

Situated in a prime location a short walk to Sidcup train station, Sidcup High Street and Chislehurst and Sidcup Grammar School and is within easy reach of a number of Preparatory Schools including Merton Court, Benedict House and West Lodge.

Several original features have been maintained including double glazed leaded windows and solid oak parquet flooring in the lounge. The property is in need of modernisation and redecoration and the accommodation currently comprises; entrance porch, hallway, cloakroom, through lounge/diner, kitchen on the ground floor with three bedrooms and a bathroom on the first floor.

To the side is a detached garage and a South facing private secluded established rear garden which extends approximately 100ft to the rear.

There is a driveway to the front for off street parking.

Council Tax Band E.

Agents Note: Probate Granted.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		58
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			