



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



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.

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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.

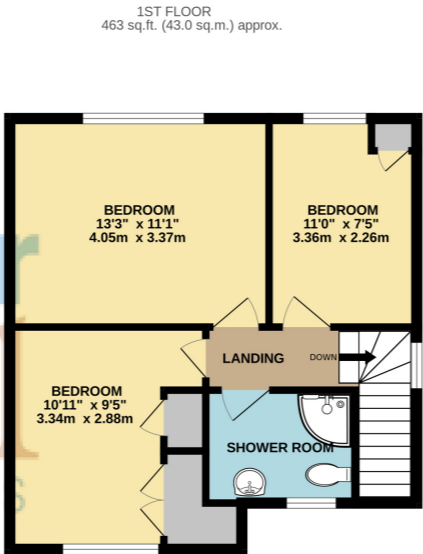
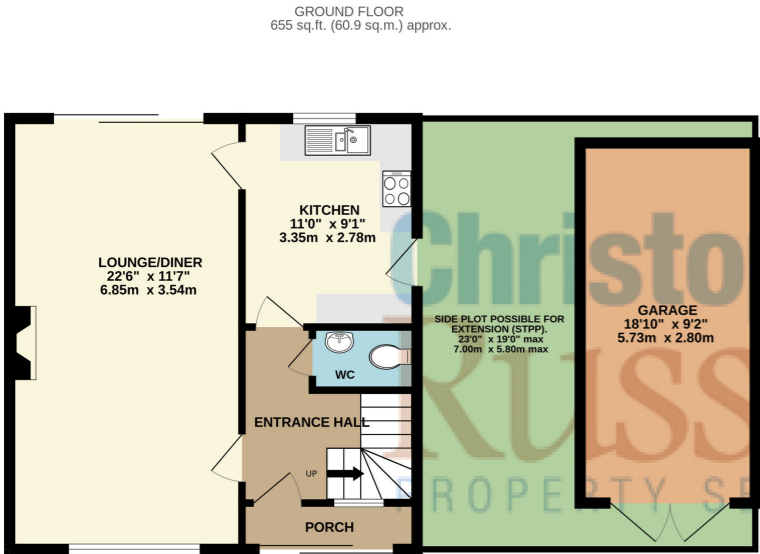
Several original features have been maintained including double glazed leaded windows and solid oak parquet flooring in the lounge. The property is in need of modernisation and redecoration and the accommodation currently comprises; entrance porch, hallway, cloakroom, through lounge/diner, kitchen on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



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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