



**Offers Over £850,000**  
**Birchwood Avenue, Sidcup, Kent, DA14**  
**4LF**



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Guide Price £850,000 to £875,000.

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.



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