



Offers in Excess of £675,000  
Birkbeck Road, Sidcup, Kent, DA14 4DJ

**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.

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**Christopher Russell Property Services**

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A stunning four-bedroom semi-detached period home featuring a large ground floor extension, creating a beautiful open-plan kitchen/diner family room, along with a loft conversion.

Situated in a highly convenient location, the property is just a short walk to Sidcup train station, the High Street, Birkbeck Primary School and Chislehurst and Sidcup Grammar School.

Fully renovated and finished to an exceptionally high standard a few years ago, this impressive family home comprises a welcoming hallway, a formal lounge with a beautiful marble fireplace, and a spacious open-plan kitchen/diner family room with full-width bi-fold doors leading onto the landscaped rear garden.

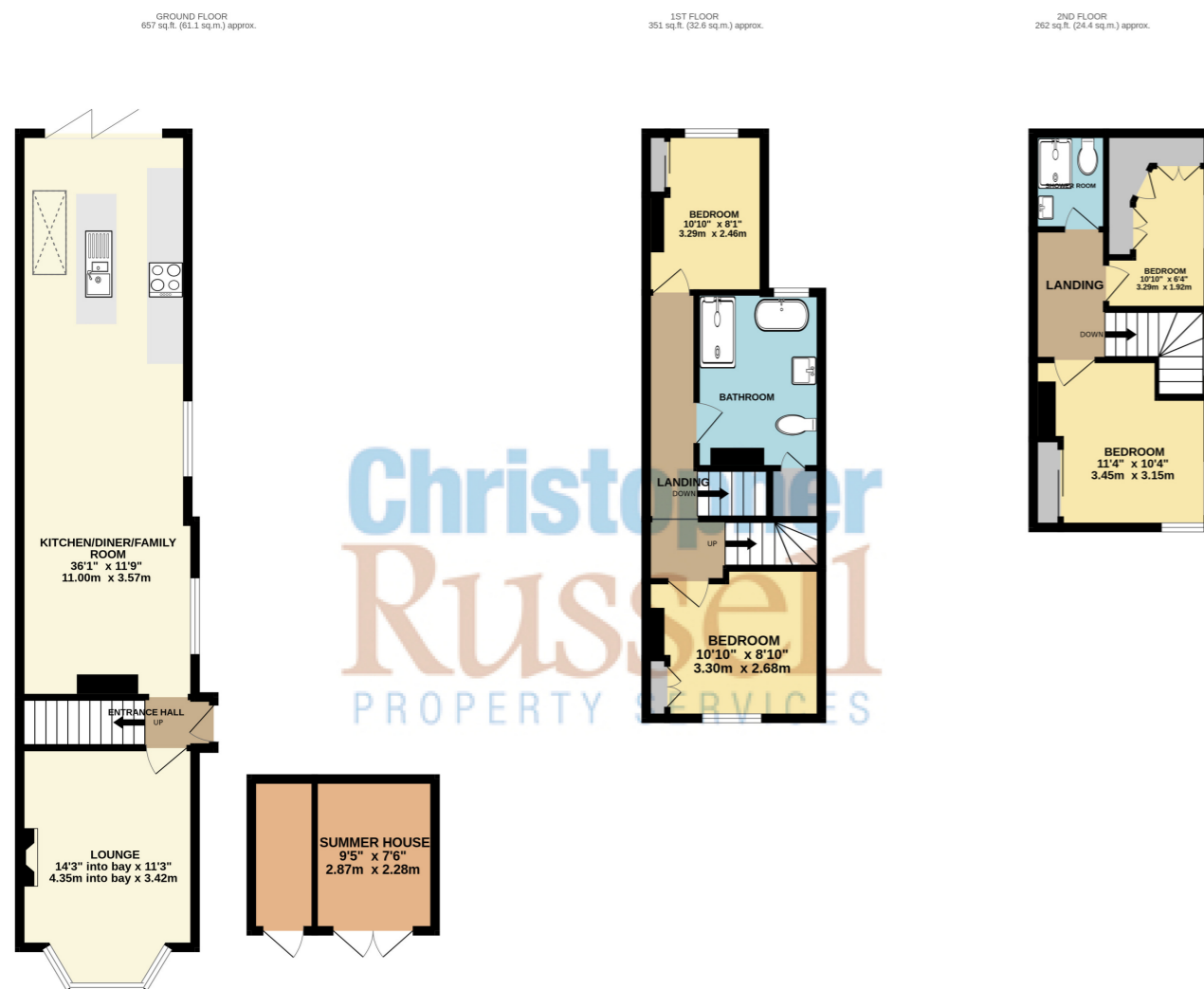
The first floor offers two bedrooms and a stylish family bathroom, while the loft conversion provides two further bedrooms and a modern shower room.

This impressive home blends modern living with traditional features, including column radiators and plantation shutters. Externally, there is off-street parking for two cars, side access to the rear garden, and a west-facing garden extending approximately 90ft.

The garden features a porcelain tiled patio, lawn, seating area and planters, a beautiful ornate weeping silver birch, and a good-sized wooden cabin at the rear with an adjoining shed for garden equipment.

Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



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TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			