



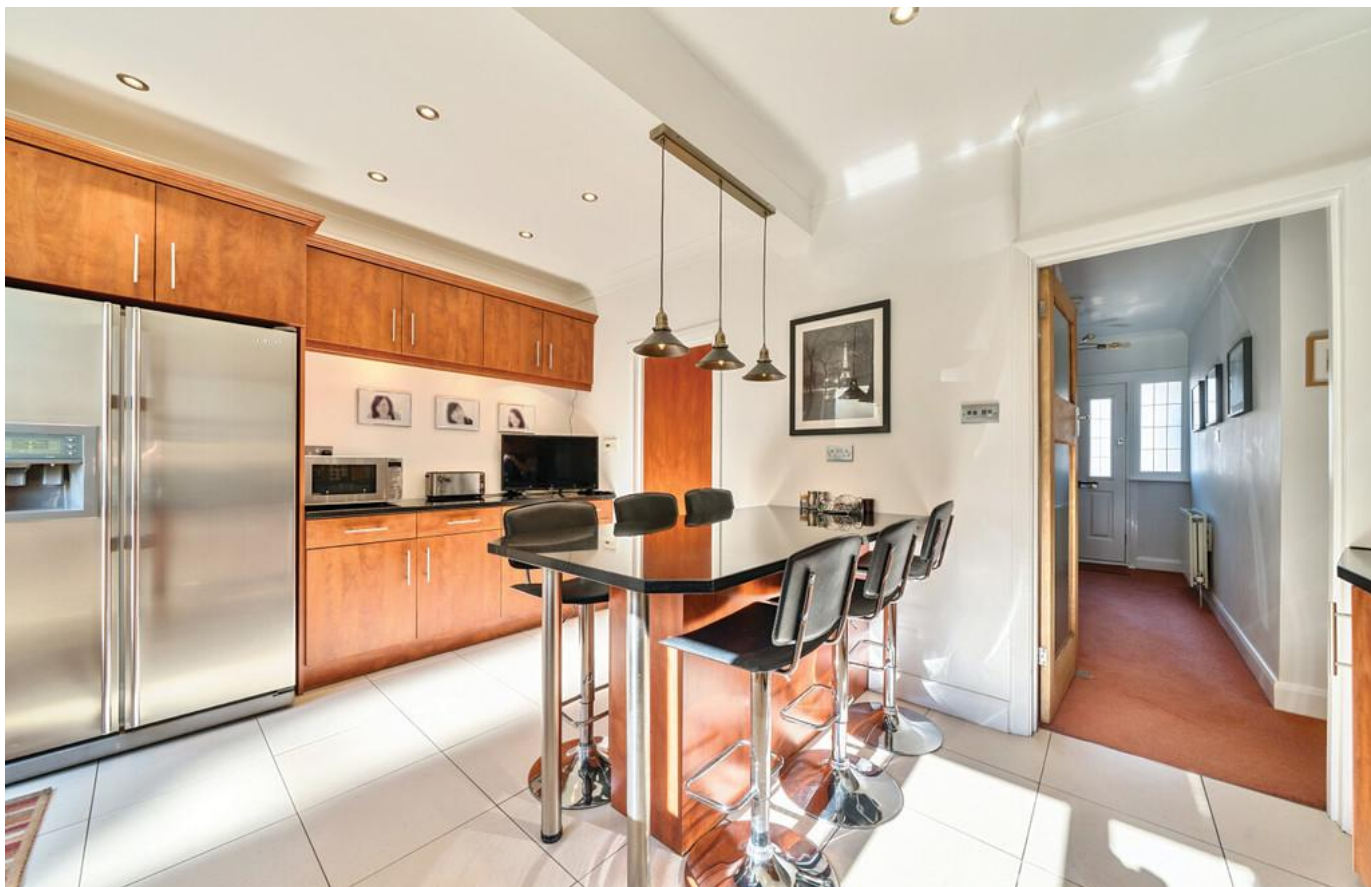
**Birchwood Avenue**  
Sidcup  
DA14 4JZ

**Freehold**

Spacious 4 bedroom, 2 bathroom semi detached house  
One of Sidcup's most desirable roads  
Well presented kitchen/diner  
2 garages and off street parking  
100' west facing rear garden  
Two reception rooms  
Rear conservatory







## FULL DESCRIPTION

Offered for sale is this spacious 4 bedroom, 2 bathroom, semi detached house situated in one of Sidcup's most desirable road. The house has been presented to a high standard by the current owners and would make an amazing family home. The property briefly comprises of: Entrance hall, a bay fronted lounge that flows nicely into a second reception room and then further into the rear conservatory. There is a modern and well presented kitchen/diner that overlooks the rear garden. The first floor has 4 large bedrooms, a stylish family bathroom and a separate family shower room.

Externally there are 2 garages, one to the front and one in the garden. There is off street parking for several cars to the front and the property features a stunning 100' west facing, rear garden with patio seating area and beautiful lawn with planted borders. There is also a summer house to the rear and the garden backs nicely onto the borders of Waring Park.

This is a opportunity to purchase a large house in one of Sidcup's most desirable roads and internal viewing is highly recommended.



## Directions

From our Sidcup office, turn left and proceed along Station Road, at the traffic lights turn left into Hatherley Crescent which in turn becomes Faraday Avenue and Birchwood Avenue is the third turning on the right hand side. The property can be found on the right hand side. Closest Stations: Sidcup (0.42 mi) Albany Park (0.72 mi) Bexley (1.70 mi) Closest Schools: Birkbeck Primary School (0.27 mi) West Lodge School (0.41 mi) Cleeve Park School (0.37 mi)





**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council

E  
C

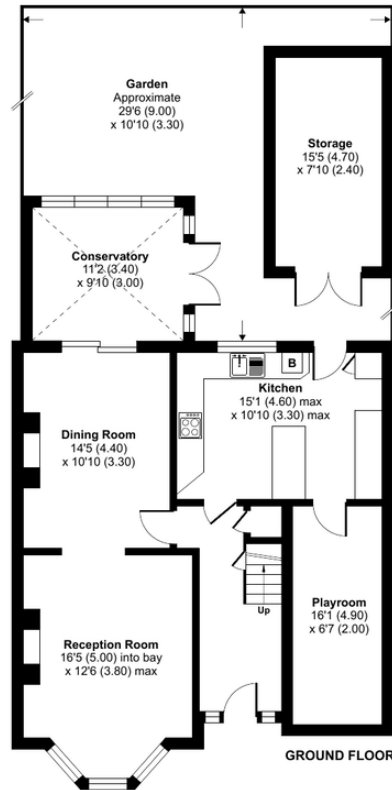
## Birchwood Avenue, Sidcup, DA14

Approximate Area = 1603 sq ft / 148.9 sq m

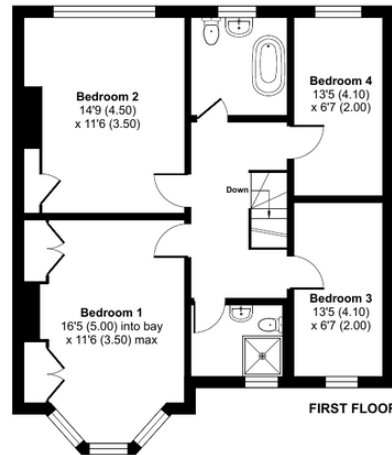
Outbuilding = 121 sq ft / 11.2 sq m

Total = 1724 sq ft / 160.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Drewery. REF: 1286276

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.