

# VILLAGE ESTATES

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**13ft x 9ft HOME OFFICE/ OUTBUILDING**

**TWO DOUBLE BEDROOMS**

**0.3 MILES > SIDCUP TRAIN STATION**

**BIRKBECK PRIMARY SCHOOL**

**86FT REAR GARDEN**

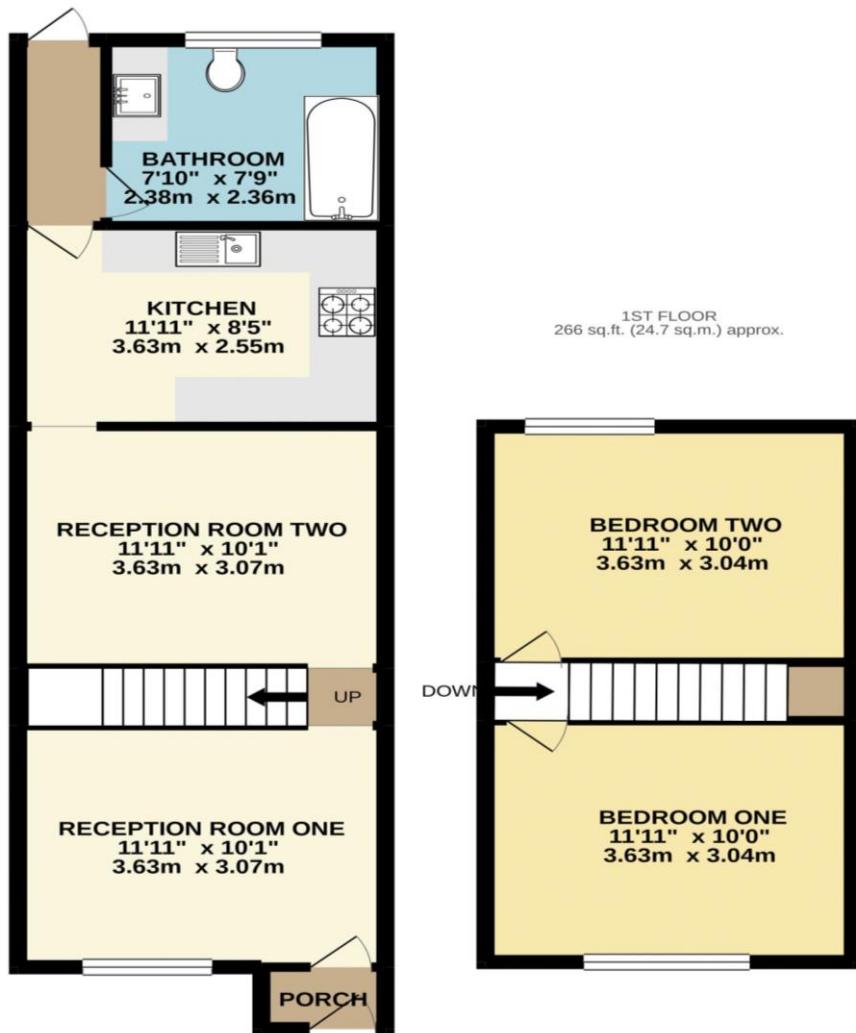
**SHORT WALK TO 'WARING PARK'**



**141 Birkbeck Road**  
Sidcup, DA14 4DJ

**Guide Price £375,000-£395,000**

**Two double bedroom terraced house situated in a prime position with Sidcup train station and high street both within a short walk. This property has the benefit of a full width ground floor rear extension and conveniently a 13ft x 9ft home office/outbuilding to the bottom of the garden, great for the modern day worker.**



**CURRENT ENERGY EFFICIENCY RATING 'D'**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.