



# VILLAGE ESTATES

• EST.1993 •



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**Birkbeck Primary School**

**7 Min Walk I Sidcup High St**

**Waring Park**

**0.4 Mile / Sidcup Mainline Station**

**92ft Rear Garden**

**Dormer Loft Conversion**



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

**Guide Price £625,000-£650,000**

**Four-bedroom semi-detached home located in a very convenient location with Sidcup High Street and mainline station both within an easy commute. Our seller has recently converted the loft space into two fantastic double bedrooms. This property has a driveway for two cars which is hard to come by with a Victorian property and being so close to the station. Additionally, there are two modern bathrooms so no risk of family squabbles and a 92ft rear garden ideal for entertaining or kids to play in.**

**EPC RATING: D**

**TENURE: Freehold**

**COUNCIL TAX BAND: D**

**LEASE TERM: Not Applicable**



**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.