

# VILLAGE ESTATES

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**0.3 MILES > SIDCUP TRAIN STATION**

**CHAIN FREE**

**CATCHMENT AREA TO BIRKBECK  
PRIMARY SCHOOL**

**PARKING FOR TWO CARS**

**TWO DOUBLE BEDROOMS**

**GROUND FLOOR BATHROOM**



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

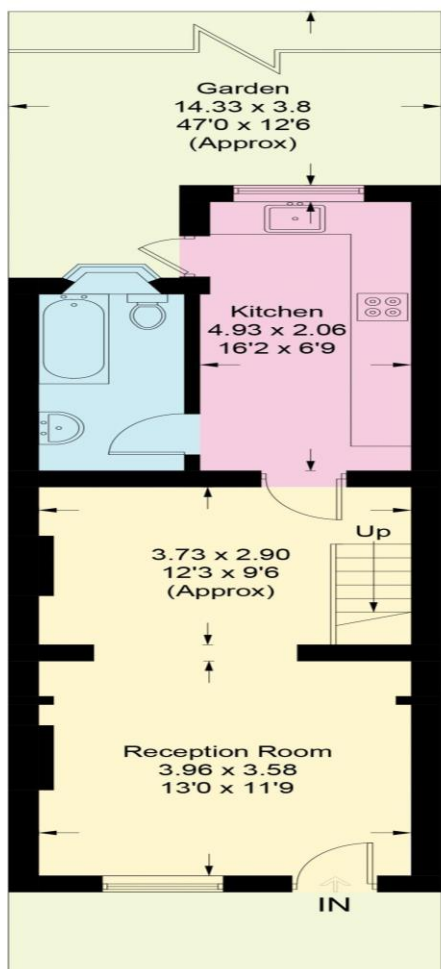
**£399,995**



**Two bedroom terraced house situated in an excellent location with PARKING FOR TWO CARS to the rear of the property. Within walking distance of SIDCUP MAINLINE TRAIN STATION, Birkbeck Primary School and Sidcup HIGH STREET.**

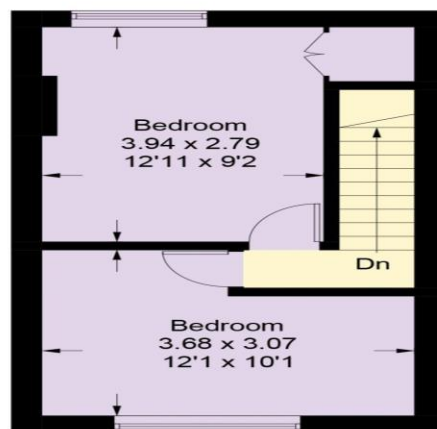


## Birkbeck Road, Sidcup, DA14



**Ground Floor**

Approximate Gross Internal Area  
69.7 sq m / 750 sq ft



**First Floor**

## 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.