

3 Bed Detached In Victorian House Birkbeck Road, Sidcup, DA14 4DE £585,000





SHORT DESCRIPTION

Property Ref: 15610 THREE BEDROOM DETACHED HOUSE: Situated on the ever-popular family oriented Birkbeck Road, Sidcup. The property benefits from off-street parking. Within easy reach of Sidcup Station (8-minute walk) with regular trains to Central London or towards Dartford and Gravesend. Good bus links and ideally situated for access to the M20, M25 and A2. Within easy access of Sidcup High Street with a great selection of shops, restaurants and leisure activities. Close to a number of excellent nurseries, primary and secondary schools. Easy access to local parks, with a health centre and dentist at either end of the road. Previous planning permission had been granted for a rear extension, which could easily be re-applied for. Southeast facing garden, with decking. Two separate reception rooms. The current owner has recently renovated the property inside and out, including the installation of two new log burners, providing energy-efficient, cost-effective heating, whilst creating a cosy atmosphere. The original wood flooring is just one of many original features maintained on the ground floor of the property with new carpets throughout on the top floor. Side entrance Hall: with exposed floorboards, skirting boards, with a double-glazed door and window to side. Skirting boards. Radiator. Reception 1: (14ft 7 x 14ft 1 (4.5m x 4.3m)) with exposed floorboards, skirting boards and a recently fitted log burner. With recently installed full length plantation shutters providing timeless, elegant style, superb light and privacy control, covering double glazed windows. Double radiator. Ceiling rose. Picture rail. Reception 2: (14ft 7 x 11ft 5 (4.5m x 3.5m)) with a recently fitted log burner. Laminate wood flooring, skirting boards and under stair storage housing meters. Radiator. Ceiling rose. Picture rail. A bright kitchen (15ft 1 x 8ft 8 (4.6m x 2.6m)), windows to rear and side. Range of wall and base units. Granite work surface. Ceramic butlers sink with mixer tap. Fitted washing machine and dish washer. A 5-ring gas hob and electric oven. Space for fridge-freezer. Access to conservatory (lean-to). Conservatory (lean-to) (15ft 1 x 5ft 8 (4.6m x 1.7m)) with laminate flooring, with access to the Worcester Combination boiler inside a storage cupboard. Access to garden. Landing: Access to loft, with loft flooring, lighting and an abundance of additional storage. Bedroom One: (14ft 7 x 10ft 3 (4.44m x 3.12m)) Two double glazed windows to front, with recently installed full length plantation shutters with a blackout blind to aid sleeping. New carpet. Feature fireplace. Double low-level radiator. Coved ceiling. Picture rail. Bedroom Two: (11ft 7 x 6ft 11 (3.53m x 2.11m)) - Double glazed window to rear. New carpet. Radiator. Picture rail. Bedroom Three: (11ft 1 x 8ft 6 (3.4m x 2.64m)) - Double glazed window to side. New carpet. Radiator. Picture rail. Bespoke shelving. Bathroom: (11ft 10 x 8ft 9 (3.60m x 2.66m)): L-shaped. Double glazed frosted window to side. Corner bath with shower. Low level W.C. Wash hand basin. Radiator. Shaving point. Linen storage area. Vanity cupboard. Part tiled walls. Downlighting. Tiled floor. Garden: Southeast facing garden. Laid to lawn. Decking area. Paved pathway. Fenced. Side gate for access. Property Type: Detached Pricing Options: Offers in excess of £585,000 Tenure: Freehold Council tax band: D EPC Rating:D Measurement: 1099 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway, Permit, Private Heating Type: Double Glazing,Gas Central Heating Chain Sale Possession of the property: Self-occupied -----

3

Bed Room(s)

1

Bath Room(s)

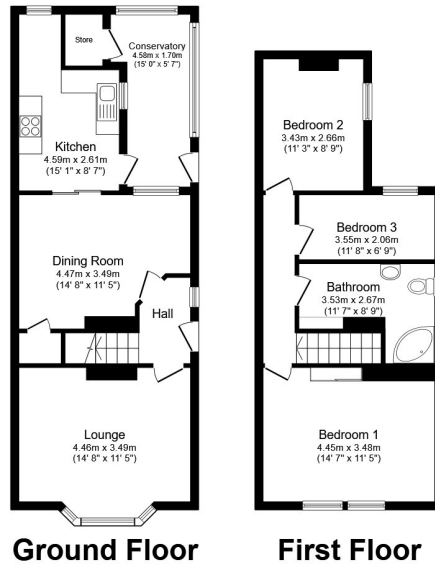
2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	92 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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