



Little Birches

Sidcup
DA15 7LN

Freehold

Comprehensively refurbished 3 bedroom semi detached family home
Impressive south facing rear garden extending to 83ft
Off street parking for two cars
Property undergone an extensive programme of refurbishment
Potential to extend further (STPP)
Conveniently located for shops, cafes, restaurants and local amenities
Easy access to Sidcup station and local bus routes
Easy reach of sought after schools



FULL DESCRIPTION

Located in the quiet and highly sought-after Little Birches is this stunning, comprehensively refurbished three-bedroom semi-detached family home, presented to an excellent standard throughout.

The property benefits from off-street parking for two cars, a garage and an impressive south-facing rear garden extending to approximately 83ft. Enjoying a high degree of privacy, the garden is complemented by attractive, well-established flower borders and a generous patio, creating the perfect space for outdoor dining and entertaining.

The property has undergone an extensive programme of refurbishment by the current owners during 2020–2021, with improvements including:

- **Complete electrical rewire**
- **Full replastering throughout**
- **Extensive replumbing including replacement radiators throughout**
- **Replacement double glazing to the rear ground floor and a new composite front door**
- **Oak internal doors with replacement skirting boards and woodwork throughout**
- **Fully boarded and insulated loft**
- **Contemporary family bathroom**
- **High-quality Coretec luxury vinyl flooring to the hallway, kitchen and dining room**
- **High-specification kitchen featuring quartz worktops and integrated appliances, including Neff double oven, induction hob, dishwasher and washer/dryer, together with a food waste disposer**

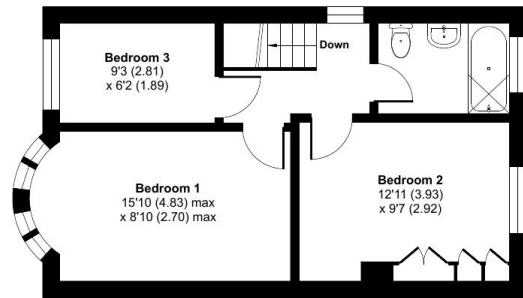
As a result, the property offers buyers the opportunity to move straight in and enjoy the home immediately. It also offers excellent scope for future enlargement, with potential to extend into and above the garage, as several neighbouring properties have already done (subject to the necessary planning permissions). This offers an excellent opportunity for buyers to create additional living or bedroom accommodation to suit their needs.



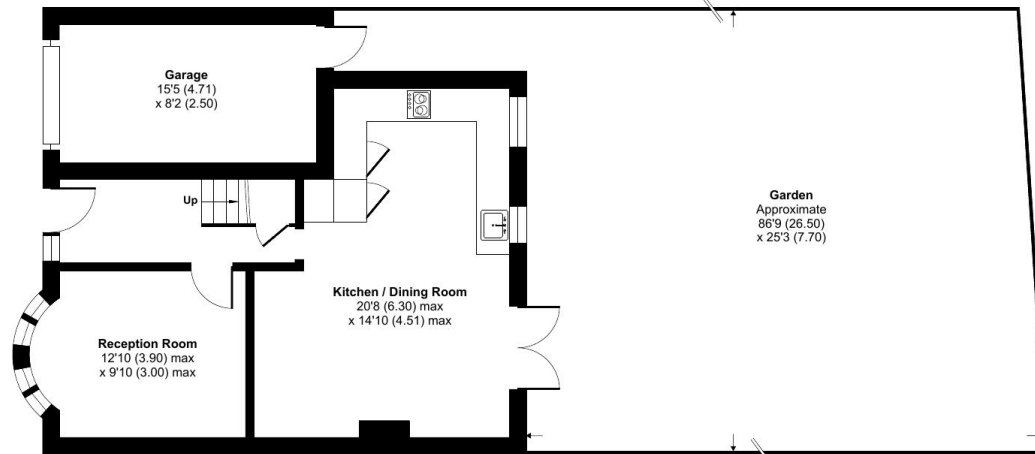
Local Authority
Council Tax Band
EPC Rating

Bexley London Borough Council

E
D



FIRST FLOOR



GROUND FLOOR

Little Birches, Sidcup, DA15

Approximate Area = 881 sq ft / 81.8 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026.
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Drewery Property Consultants

128 Station Road
Sidcup
Kent
DA15 7AF

Contact

020 8269 6605
info@drewery.co.uk
www.drewery.co.uk

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.