



Birdbrook Road  
Kidbrooke  
SE3 9QH

A four bedroom family home convenient for local shops, schools, bus routes, Kidbrooke Village and mainline station. Offered to the market with no onward chain.

- 15ft Living Room
- Large Rear Garden
- Double Glazing
- Ground Floor Bathroom
- First Floor WC
- Convenient Location



Freehold

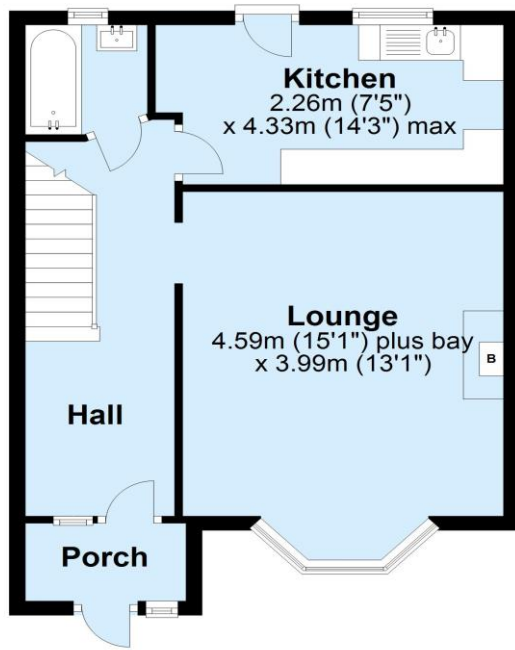
EPC Rating: E

Asking Price £399,995

**ROBINSON-JACKSON**  
Our service will *move* you

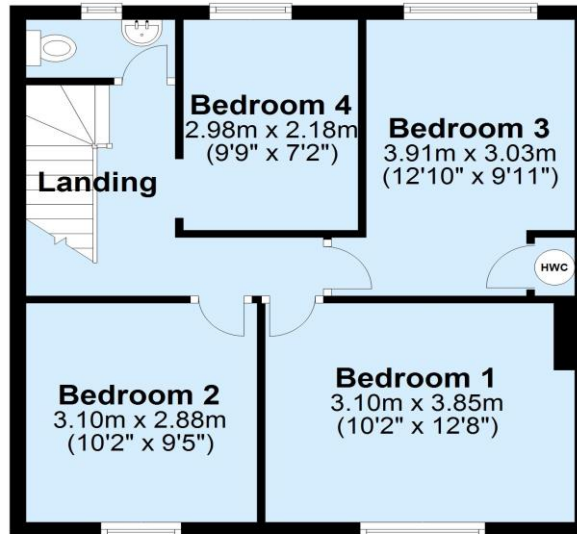
## Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



## First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 92.7 sq. metres (997.4 sq. feet)



FOR MORE INFORMATION  
CONTACT US TODAY.

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## Interior

**Entrance Porch:**

**Entrance Hall:** Under stairs storage and carpet as fitted.

**Lounge:** 4.59m x 3.99m (15'1" x 13'1") Carpet as fitted.

**Kitchen:** 4.33m x 2.26m (14'2" x 7'5") Fitted with a range of wall and base units with complimentary work surface. Space for appliances.

**Ground Floor Bathroom:** Fitted with a two piece suite comprising a wash hand basin and panelled bath.

**Landing:** Access to loft and carpet as fitted.

**Bedroom 1:** 3.85m x 3.10m (12'8" x 10'2") Carpet as fitted.

**Bedroom 2:** 3.10m x 2.88m (10'2" x 9'5") Carpet as fitted.

**Bedroom 3:** 3.91m x 3.03m (12'10" x 9'11") Carpet as fitted.

**Bedroom 4:** 2.98m x 2.18m (9'9" x 7'2") Carpet as fitted.

**Separate WC:** Fitted with a low level WC and wash hand basin.

## Exterior

**Rear Garden:** Mainly laid to lawn with decked patio. Gate to side.