



VILLAGE ESTATES

• EST.1993 •



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**Detached House**

**10 Year Build Warranty**

**Danson Park**

**Block Paved Driveway**

**0.3 Mile I Blackfen High Street**

**Set Back From The Road**



**409A Blackfen Road**  
Sidcup, DA15 9NN

**Guide Price £700,000-£725,000**

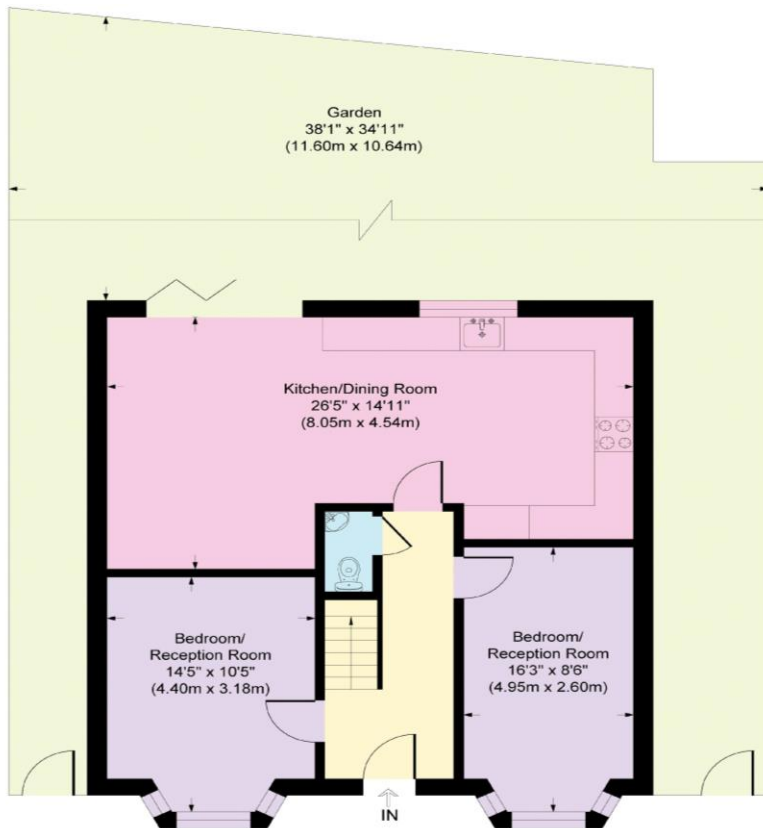
**A brand new detached property set back from the main road with a superb open plan living space backing on to the garden via bi folding doors. This home is located within walking distance to Blackfen High Street, Danson Park and close to both Blackfen School for girls and Bexley Grammar.**

**EPC RATING: B**

**COUNCIL TAX BAND: TBA**

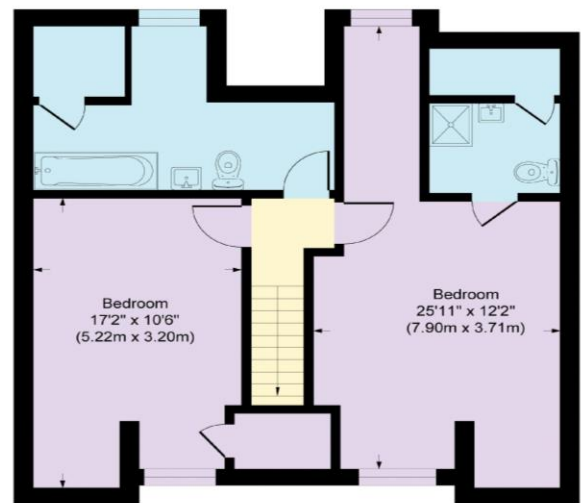
**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**Ground Floor**

**Blackfen Road**  
 Approximate Gross Internal Area  
 Ground Floor = 68.7 sq m / 741 sq ft  
 First Floor = 61.3 sq m / 661 sq ft  
 Total = 130.0 sq m / 1402 sq ft



**First Floor**

**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.