



# VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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**PREMIER ROAD**

**EASY REACH OF SIDCUP  
STATION & HIGH STREET**

**EXCELLENT SCHOOL  
CATCHMENT**

**CENTRAL SIDCUP LOCATION**

**ENSUITE TO MASTER BEDROOM**

**MODERN KITCHEN**



**72B Birchwood Avenue**  
Sidcup, DA14 4JU

**£650,000**

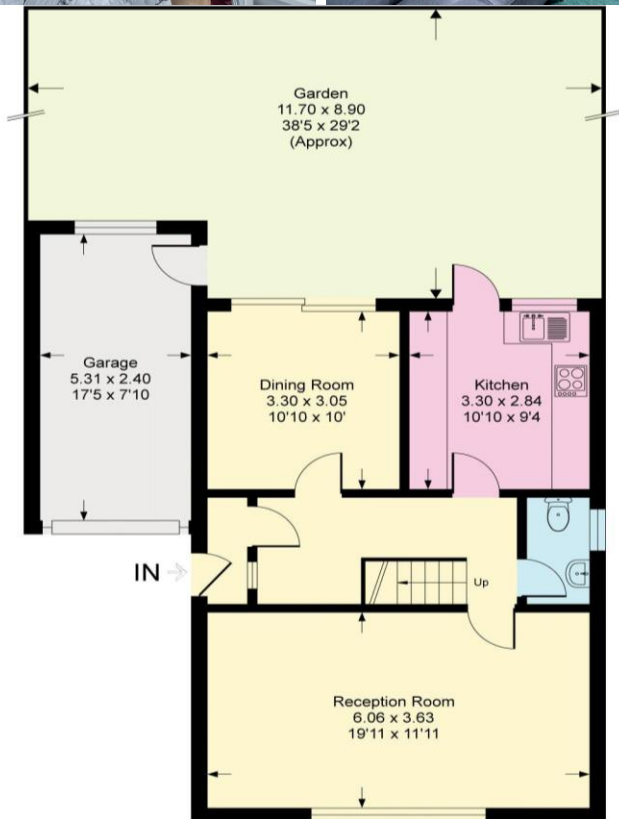
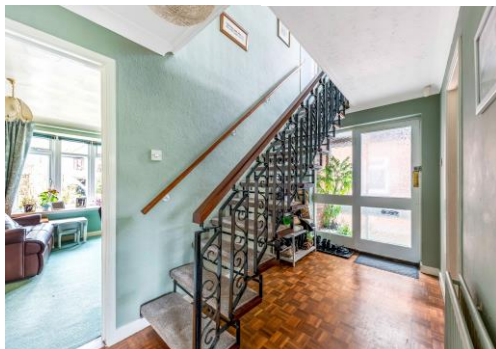
**Located on one of SIDCUP PREMIER ROADS, with EXCELLENT SCHOOL CATCHMENT, within EASY REACH OF SIDCUP MAINLINE STATION, Village Estates present a FOUR BEDROOM DETACHED FAMILY HOME benefiting from EN-SUITE TO MASTER BEDROOM, east facing GARDEN and GARAGE with DRIVEWAY. Your early viewing is highly recommended to avoid disappointment.**

**EPC RATING: C**

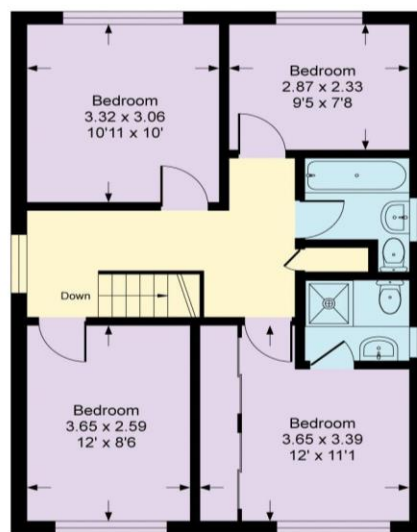
**COUNCIL TAX BAND: F**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**Ground Floor**



**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.