



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**Sidcup High Street Close by
Parking Space & Garage
Fitted Wardrobes in Main
Bedroom**

**20 Min Walk / Sidcup Mainline Stn
Private Rear Garden
Energy Efficiency Rating 'D'**



81b Sidcup Hill
Sidcup, DA14 6JD

£275,000

Village Estates are delighted to present to the market a superb one double bedroom ground floor maisonette with its own private rear garden. Benefiting from a parking space in front of your own garage and only 20 minutes walk to Sidcup mainline train station.

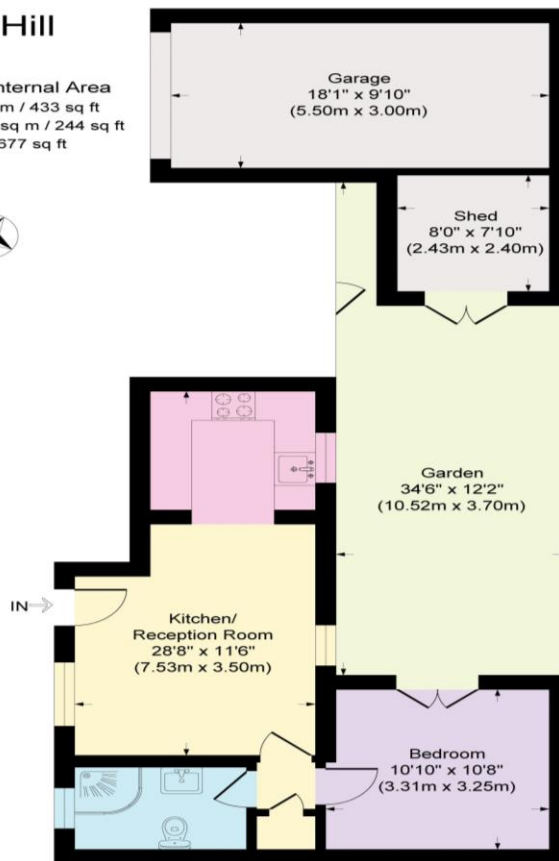
EPC RATING: D
TENURE: Leasehold

COUNCIL TAX BAND: B
LEASE TERM: 90 Years



Sidcup Hill

Approximate Gross Internal Area
Ground Floor = 40.2 sq m / 433 sq ft
Garage/Outbuilding = 22.6 sq m / 244 sq ft
Total = 62.8 sq m / 677 sq ft



Ground 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.