



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

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Large Driveway

Utility Room

David Lloyd Leisure Centre

Open Plan Kitchen Diner

Energy Efficient / Solar Panels

Short Walk to High Street



1C Knoll Road
Sidcup, DA14 4QT

£650,000

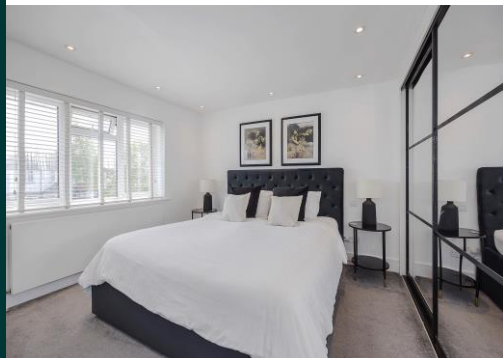
Contemporary three bedroom semi-detached house within close proximity to one of the best prep schools locally, Merton Court. A fabulous family home with ample parking to the front, a garage and still retaining side access. Offering further scope for extension subject to planning permission.

EPC RATING: C

COUNCIL TAX BAND: E

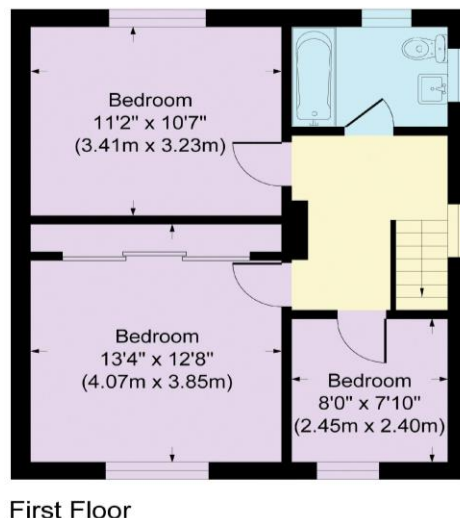
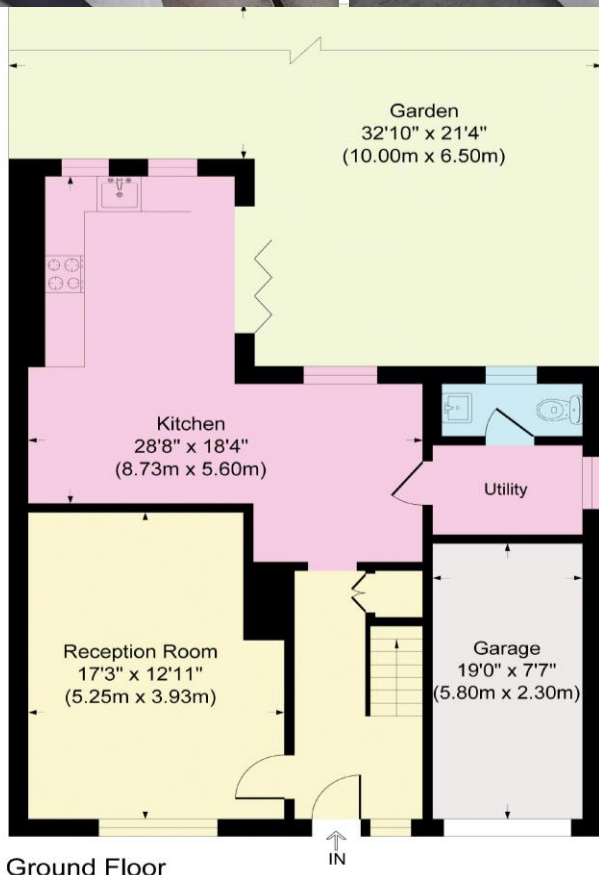
TENURE: Freehold

LEASE TERM: Not Applicable



Knoll Road

Approximate Gross Internal Area
 Ground Floor = 74.5 sq m / 803 sq ft
 First Floor = 47.6 sq m / 513 sq ft
 Total = 122.1 sq m / 1316 sq ft



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.