



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



Chain Free

Potential To Improve/Extend

73' South Facing Garden

**Vehicle Access to Rear
Garage/Parking**

0.6 Mile to New Eltham Station

**Sidcup & Chislehurst High Street
Shops**



872 Sidcup Road
London, SE9 3PN

£450,000

Excellent value for money in a South East London postal code, just a 10-15 minute walk to New Eltham mainline station (Zone 4). Whilst this property is located on a busier road it is a great size home with a large south facing garden and plenty of space for parking, double garage or storage via the vehicle rear access. Our sellers are offering the property chain free adding ultimate convenience and speed! Offering bags of potential to improve or extend as other have done in the road, this could be a loft conversion or ground floor rear extension.

EPC RATING: F

COUNCIL TAX BAND: D

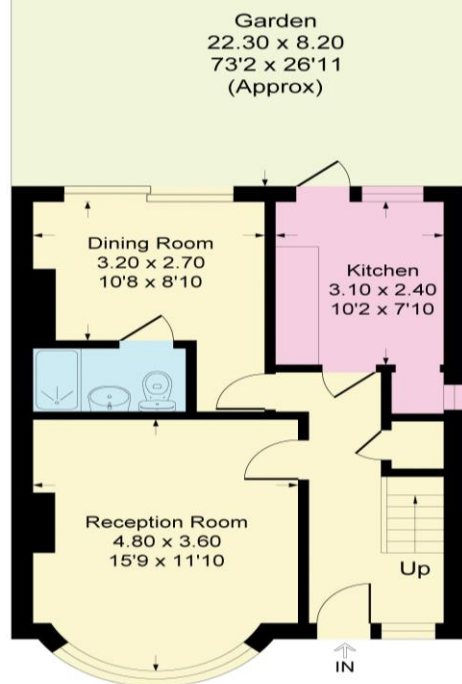
TENURE: Freehold

LEASE TERM: Not Applicable



Sidcup Road, SE9

Approximate Gross Internal Area
97.1 sq m / 1045 sq ft



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.