



# VILLAGE ESTATES



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**0.5 MILES - ALBANY PARK TRAIN STATION**

**SCOPE FOR EXTENSION (STPP)**

**5 MIN DRIVE TO SIDCUP HIGH STREET**

**BACKING ONTO PICTURESQUE MEADOWS**

**LARGER THAN AVERAGE SIDE PLOT**

**WELL PRESENTED**



**2 Riverside Road**  
Sidcup, DA14 4PU

**£550,000**



Village estates are pleased to present a 3 bedroom semi detached house situated adjacent to Footh Cray Meadows and Five Arches. Within easy reach of Royal Park primary school. A house with great potential for extension (subject to council approval). Also, within easy reach of a selection of local shops and mainline station just 0.5 miles away and taking roughly 30 minutes to London Charing Cross.

**EPC RATING:** D

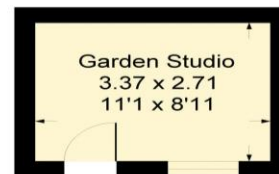
**COUNCIL TAX BAND:** D

**TENURE:** Freehold

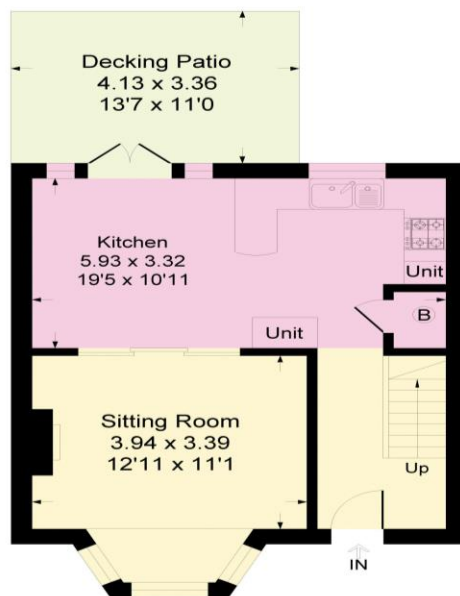
**LEASE TERM:** Not Applicable



Approximate Gross Internal Area = 85.2 sq m / 918 sq ft  
 Outbuilding = 9.1 sq m / 98 sq ft  
 Total = 94.4 sq m / 1016 sq ft



**Outbuilding**



**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.