



# VILLAGE ESTATES

• EST.1993 •



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**Chain Free**

**Dulverton Primary School**

**Potential For Extension (STPP)**

**0.7 Mile to New Eltham Train Station**

**Off Road Parking**

**Short Walk to Local Shops**



**8 St. Margarets Avenue**

**Sidcup, DA15 7NP**

**£525,000**



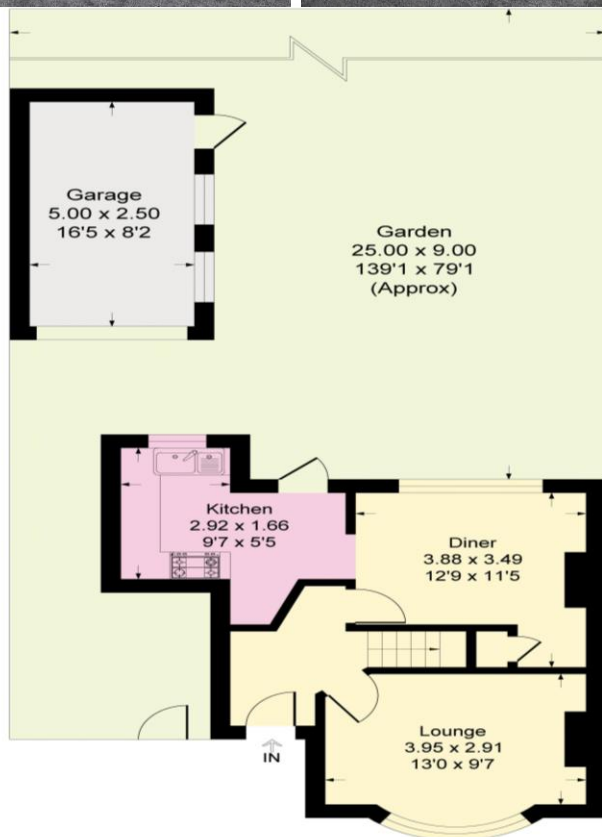
A pleasant example of an unextended Chalet style property that has recently been modernised and has a fantastic size rear garden. This home has so much potential for extension subject to the typical council approval. Offered with the added benefit of no complications of a chain, ready for immediate occupation.

**EPC RATING:** D

**COUNCIL TAX BAND:** D

**TENURE:** Freehold

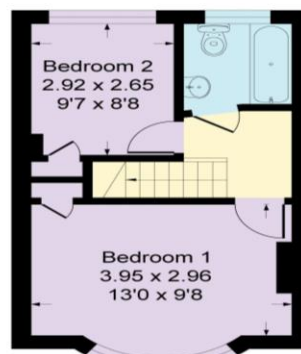
**LEASE TERM:** Not Applicable



**Ground Floor**

**St Margarets Avenue, DA15**

Approximate Gross Internal Area = 68.8 sq m / 741 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 81.3 sq m / 875 sq ft



**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.