



# VILLAGE ESTATES

• EST.1993 •



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**Fitted Wardrobes to Main Bedroom**

**Four Double Bedrooms**

**Popular Primary Schools Nearby**

**Large En Suite Shower Room**

**0.7 Mile to Sidcup Mainline Station**

**Ground Floor WC**



**28 Gloucester Avenue  
Sidcup, DA15 7LL**

**Guide Price £725,000-  
£735,000**

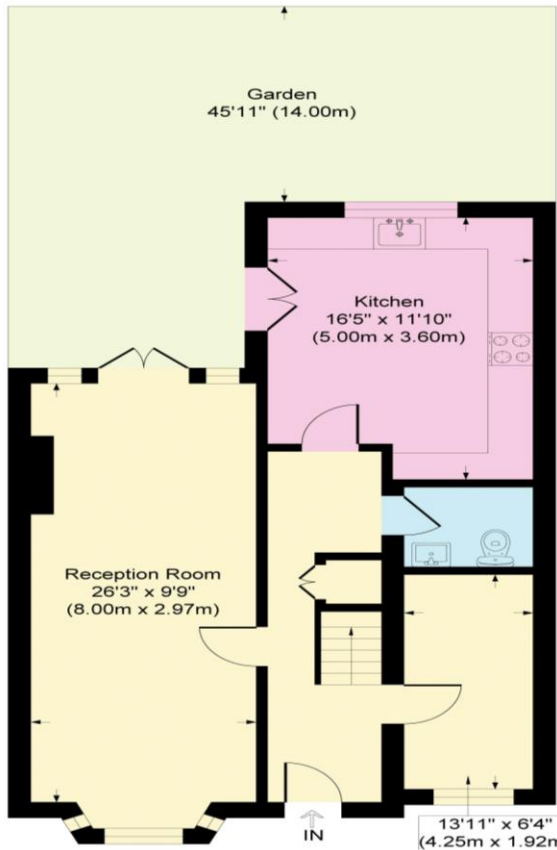
A four double bedroom semi-detached house positioned within a peaceful side road that is within walking distance to Sidcup mainline station and two very popular primary schools. The layout of the first floor has been designed in such a way that all rooms are a great size and the master bedroom has the benefit of en suite shower room. Meticulously maintained by our seller and well presented throughout.

EPC RATING:

TENURE: Freehold

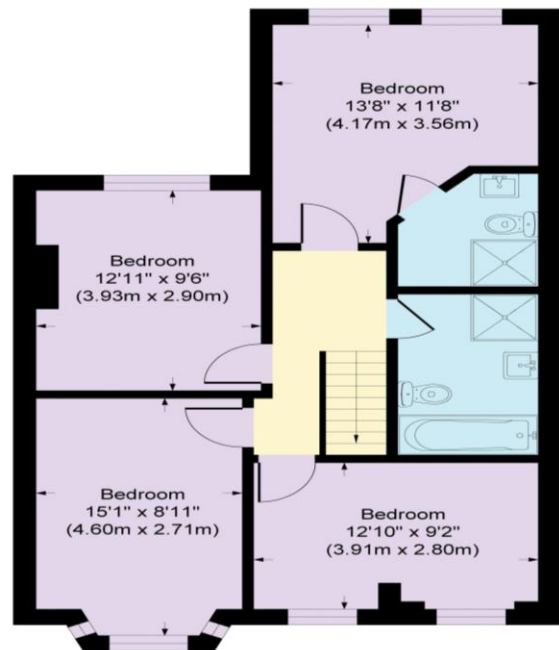
COUNCIL TAX BAND: E

LEASE TERM: Not Applicable



### Gloucester Avenue

Approximate Gross Internal Area  
 Ground Floor = 64.3 sq m / 692 sq ft  
 First Floor = 64.8 sq m / 698 sq ft  
 Total = 129.1 sq m / 1390 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.