



# VILLAGE ESTATES

• EST.1993 •



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**Array of energy-efficient features**

**Landscaped South facing garden**

**10 year new home warranty**

**State-of-the-art solar loft**

**Garage and Drive to front**

**Prime Central Sidcup Location**



**2c Granville Road**  
Sidcup, DA14 4BN

**£800,000**

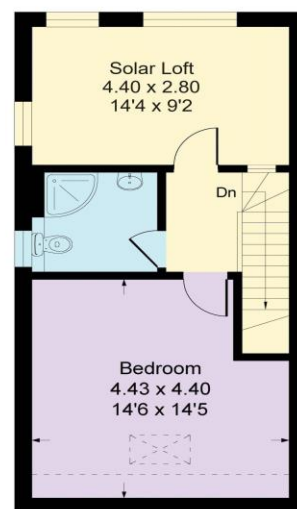
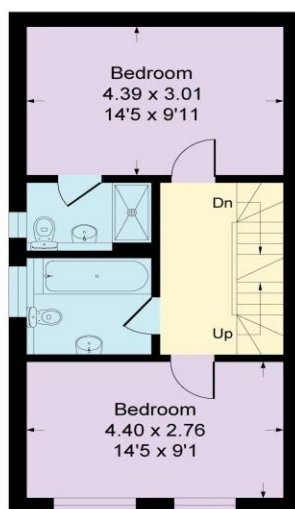
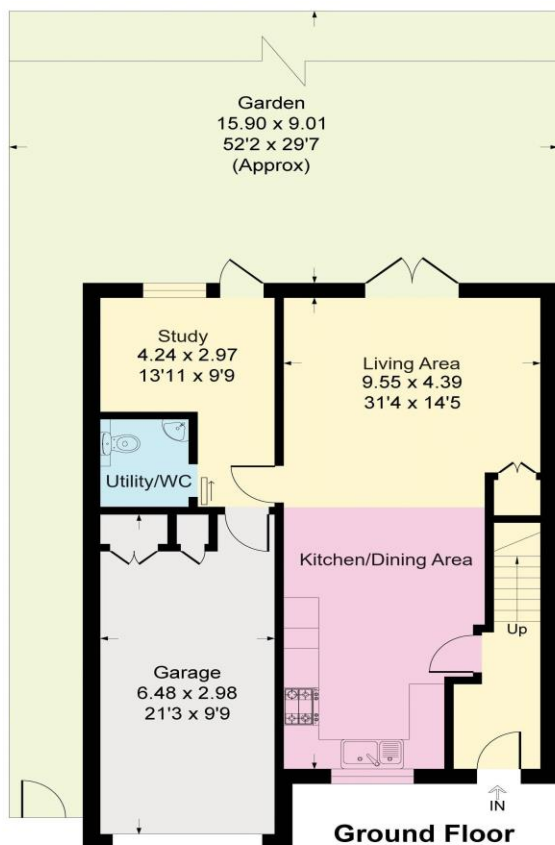
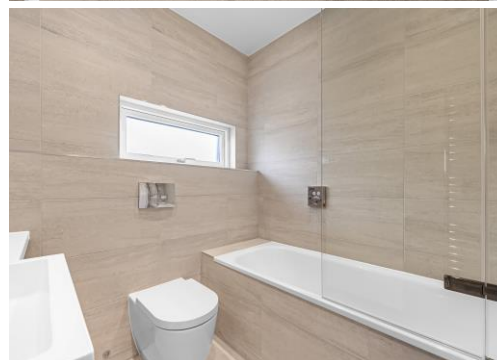
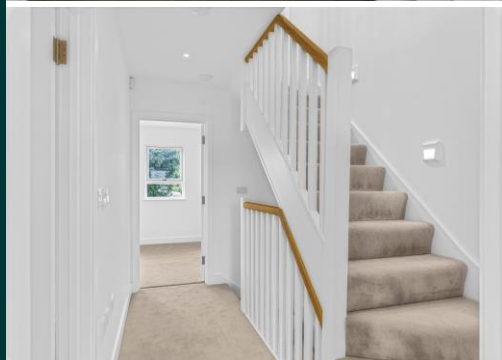
Welcome to this remarkable energy-efficient home nestled in the heart of central Sidcup. This modern residence combines cutting-edge sustainable features with luxurious living spaces, offering the perfect blend of style, comfort, and eco-consciousness. This energy-efficient home in central Sidcup is a rare find, offering a sustainable lifestyle without compromising on luxury or convenience.

**EPC RATING:** A

**COUNCIL TAX BAND:** To be confirmed

**TENURE:** Freehold

**LEASE TERM:** Not Applicable



## Granville Road, DA14

Approximate Gross Internal Area = 139.0 sq m / 1497 sq ft

Garage = 19.3 sq m / 208 sq ft

Total = 158.3 sq m / 1704 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.