



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



Vacant | Chain Free

Short Walk to High Street

Longlands Primary School

Open Plan Living Accommodation

En Suite Shower Room

**Walking Distance to Sidcup and
New Eltham Station**



1 Sydney Road
Sidcup, DA14 6RA

**Guide Price £700,000-
£725,000**

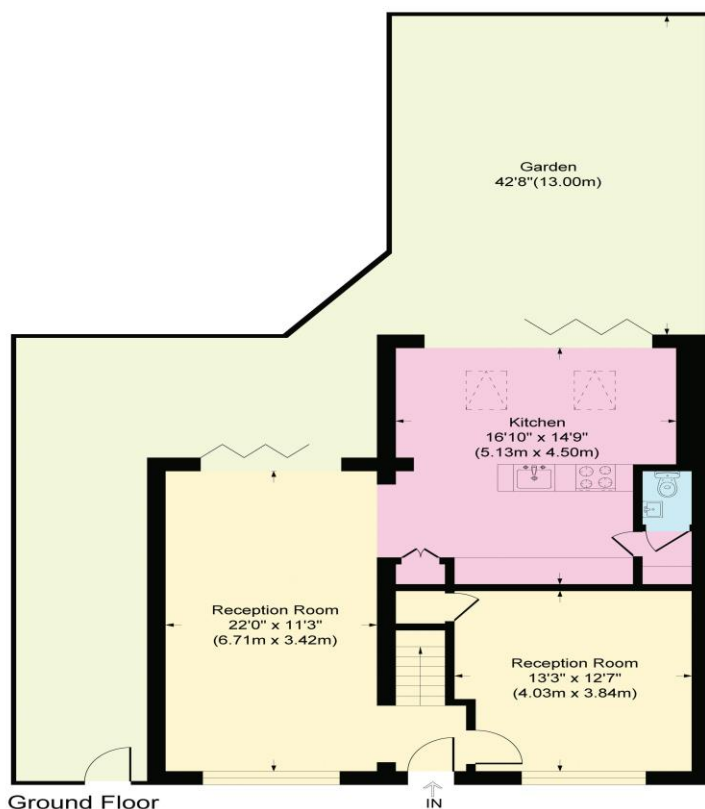
A fantastic family home ready to move into without delay! With five bedrooms, two bathrooms, a cloakroom and two reception rooms the layout of this home is sure to meet the demands of a modern day home. Offered with no forward chain and conveniently located within walking distance to Sidcup High Street, Longlands Primary School and popular independent shops. Our seller has added a two storey side extension creating a lovely flow on the ground floor from hallway round to the kitchen diner.

EPC RATING: E

COUNCIL TAX BAND: D

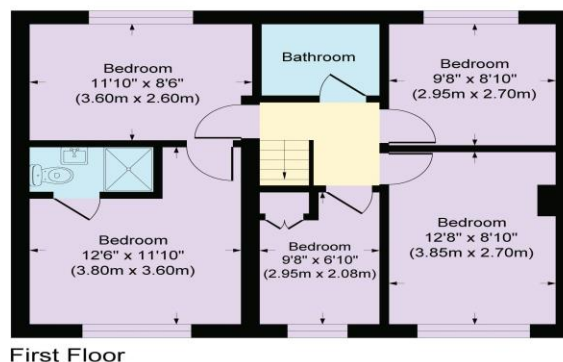
TENURE: Freehold

LEASE TERM: Not Applicable



Sydney Road

Approximate Gross Internal Area
 Ground Floor = 70.2 sq m / 756 sq ft
 First Floor = 57.1 sq m / 615 sq ft
 Total = 127.3 sq m / 1371 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.