



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**Period Features**

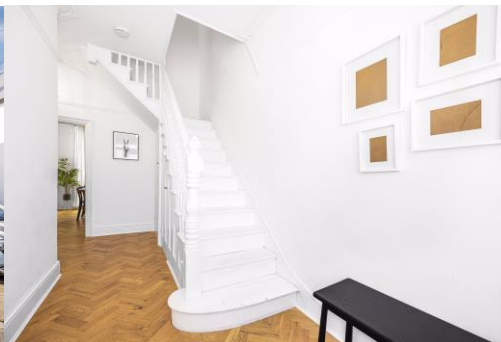
**91' Garden**

**Popular Local Shops Nearby**

**Driveway For 2-3 Cars**

**Longlands Primary School**

**Chain Free**



**25 Longlands Road**  
Sidcup, DA15 7LU

**Guide Price £700,000-£725,000**

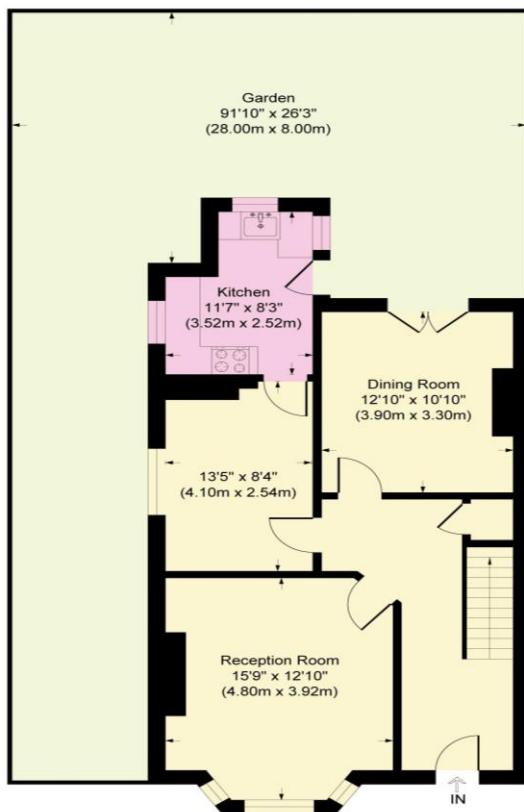
Located 0.8 of a mile to Sidcup mainline station, a very attractive four-bedroom period property within a desirable area for families. Longlands Primary school and a number of local shops are within a short walk making this home very conveniently placed. Offered without the complications of any onward chain/purchase! A standout feature of this home is the rear garden, measuring 91ft long and perfect for the kids to run wild in or simply have the family over for an evening meal in the sun.

**EPC RATING: D**

**COUNCIL TAX BAND: F**

**TENURE: Freehold**

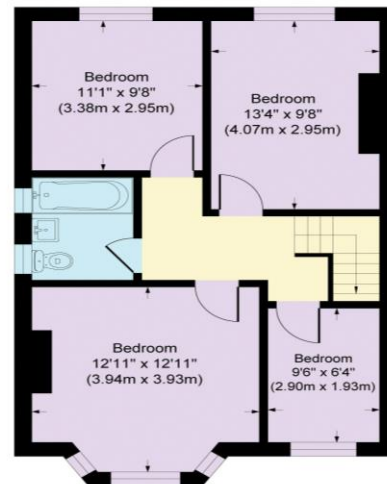
**LEASE TERM: Not Applicable**



Ground Floor

**Longlands Road**

Approximate Gross Internal Area  
 Ground Floor = 64.9 sq m / 699 sq ft  
 First Floor = 55.9 sq m / 602 sq ft  
 Total = 120.8 sq m / 1301 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.