



# VILLAGE ESTATES



• EST.1993 •

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**THREE BEDROOMS AND A STUDY**  
**SOUTH FACING GARDEN**  
**TWO RECEPTION ROOMS**

**EASY REACH OF FOOTSCRAY  
MEADOWS**

**OFF STREET PARKING**

**SHORT DRIVE TO SIDCUP HIGH  
STREET**



**12 Mount Culver Avenue**  
Sidcup, DA14 5JW

**Guide Price £425,000-450,000**



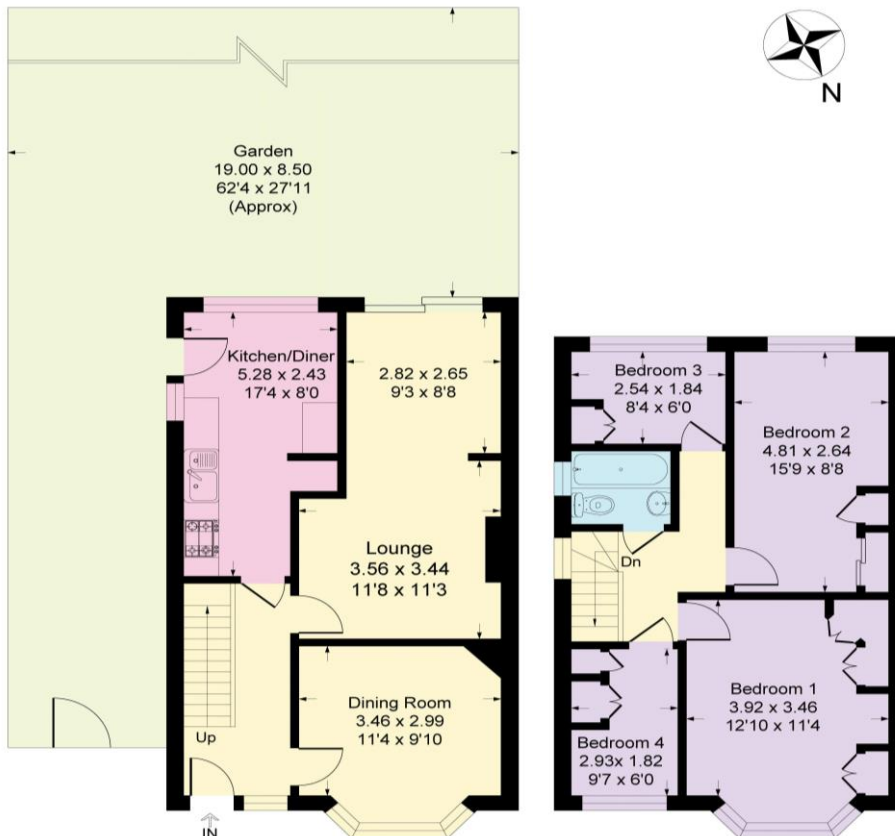
**We feel this property represents excellent value for money, with two double, two single bedrooms and a study, a large south facing rear garden and off-street parking. Within easy reach of Foots Cray Meadows, Sidcup High Street and a number of local bus routes serving Sidcup mainline station (Zone 5).**

**EPC RATING: E**

**COUNCIL TAX BAND: E**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**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.