



VILLAGE ESTATES

• EST.1993 •



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Backing on to Local Meadows

Royal Park Primary School

1.5 Mile Sidcup High Street

**0.5 Mile > Albany Park Mainline
Stn**

Quiet Location

49' Rear Garden



22 Riverside Road
Sidcup, DA14 4PU

£450,000

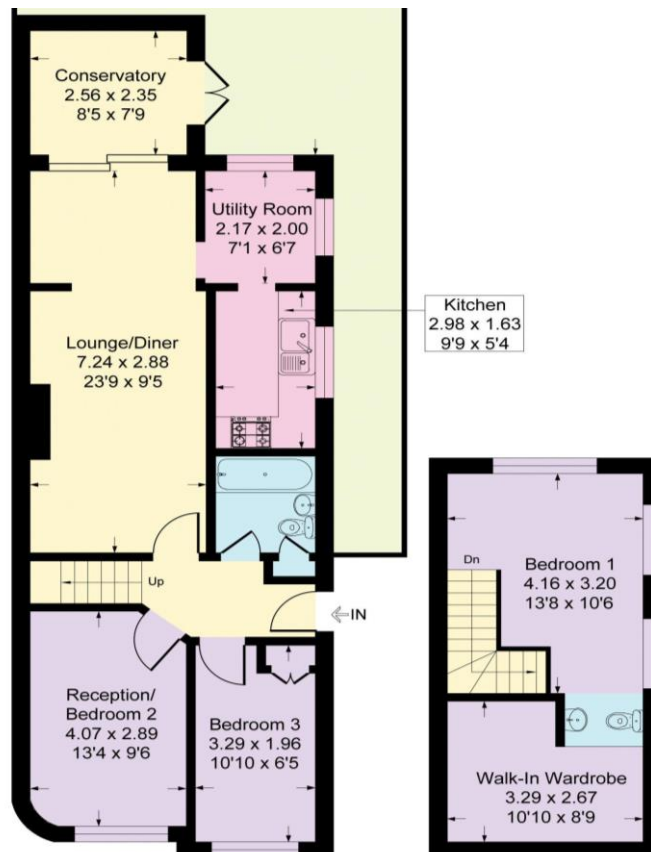
Three bedroom semi-detached dormer bungalow backing on to Footscray Meadows, an idyllic and serene view from the rear of the property. The property benefits from a large driveway and a 49' south east facing rear garden. Albany Park mainline station and the B14 bus route can be found within a short walk, there is also access to a number of convenience stores as well.

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.