



VILLAGE ESTATES



• EST.1993 •

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THREE DOUBLE BEDROOMS
PERIOD SEMI DETACHED HOUSE
52FT REAR GARDEN

POPULAR AREA - 'COUNTY ROADS'
TWO SEPARATE RECEPTION ROOMS
SHORT WALK TO HIGH STREET



5 Lincoln Road
Sidcup, DA14 6LQ

Guide Price £575,000-
£600,000

Three double bedroom semi-detached character property with a dormer loft conversion. Conveniently located within a few minutes walk to Sidcup High Street and surrounded by two popular primary schools. We feel this would make an ideal family home with great size bedrooms, a first floor bathroom in a period property and two separate reception rooms. Not forgetting the sun trap of a garden, 52ft from the back of the house with a south east facing aspect.

EPC RATING: D

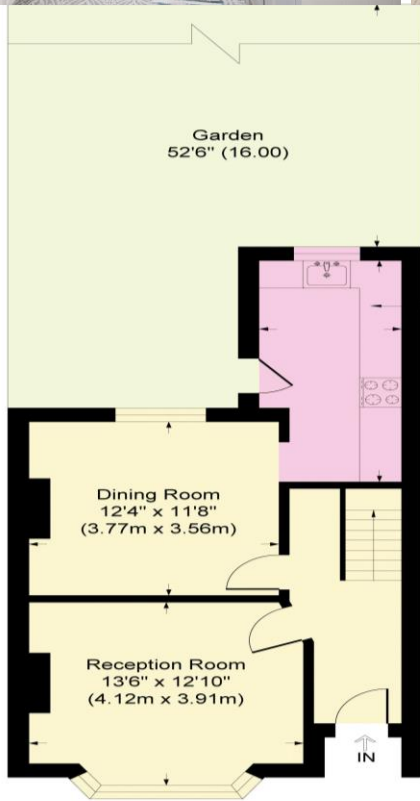
COUNCIL TAX BAND: D

TENURE: Freehold

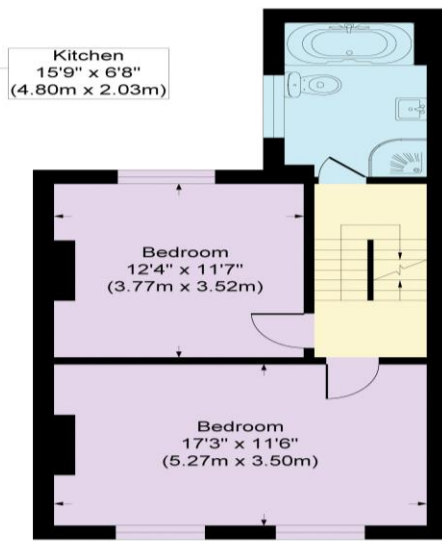
LEASE TERM: Not Applicable



Approximate Gross Internal Area
Ground Floor = 46.3 sq m / 498 sq ft
First Floor = 46.5 sq m / 501 sq ft
Second = 23.4 sq m / 252 sq ft
Total = 116.2 sq m / 1251 sq ft



Ground Floor



First Floor



Second 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.