



VILLAGE ESTATES

• EST.1993 •



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Dormer Loft Conversion

Driveway For Two Cars

Dulverton Primary School

Utility Room

0.5 Mile > New Eltham Station

En Suite & Dressing Room



861 Sidcup Road
London, SE9 3SG

Guide Price £625,000-£635,000

A substantial and modernised four bedroom semi-detached family home with parking for two cars and a fantastic 67' rear garden. Easily accessed from Thaxted Road and possible to quickly exit the main road via Cedric Road, this home offers superb value for money. The loft has been converted and the original ground floor accommodation pushed out behind the garage to create an open plan kitchen diner. Situated within 0.5 of a mile to New Eltham mainline station (zone 4), offering access to major London stations and links to the D.I.R.

EPC RATING: C

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable

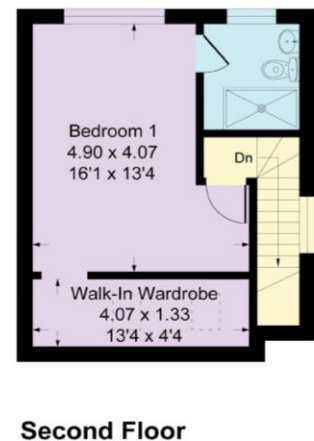
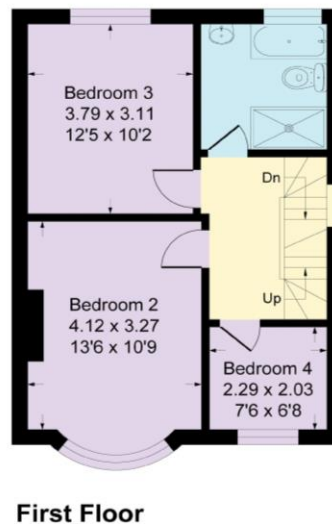


Sidcup Road, SE9

Approximate Gross Internal Area = 135.2 sq m / 1456 sq ft

Garage = 8.4 sq m / 91 sq ft

Total = 143.6 sq m / 1547 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.