



VILLAGE ESTATES

• EST.1993 •



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Chain Free

Foots Cray Meadows / 'Five Arches'

Chis & Sid Grammar School

0.2 Mile - Albany Park Mainline Stn

Two Storey Side Extension

19' Integral Garage



46 Kimberley Drive
Sidcup, DA14 4QF

Guide Price £600,000-£625,000

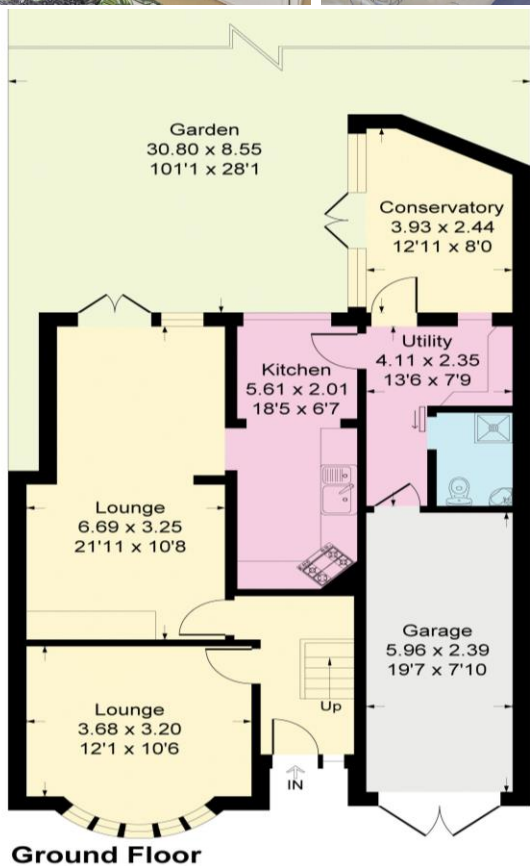
A four-bedroom family home with a study and west facing 80ft garden, with excellent links into central London positioned at the start of road. We feel this home has a vast amount of accommodation for the money and allows the next homeowner to create their preferred layout and decor throughout. Appreciating the green spaces close by, whether that be for a dog walk or purely for recreation, Foots Cray Meadows and 'Five Arches' can be found within a short walk.

EPC RATING: D

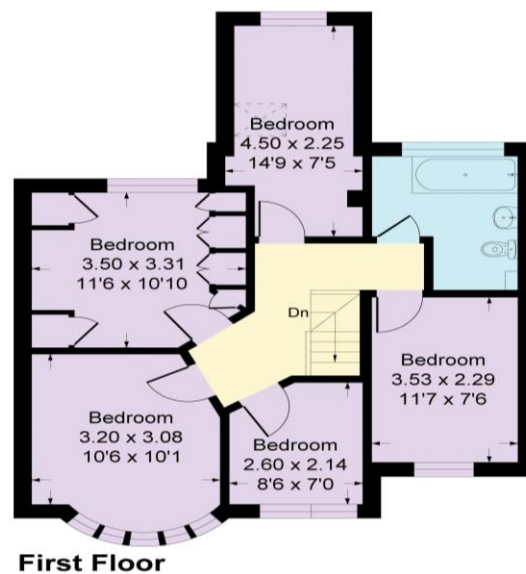
COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



Kimberley Drive, DA14
 Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 145.9 sq m / 1571 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.