



# VILLAGE ESTATES



• EST.1993 •

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**Cellar**

**0.7 Mile - Sidcup High St**

**Open Plan Kitchen | Diner**

**Secure Off-Street Parking**

**Footscray Meadows**

**Georgian House**



**184 Rectory Lane**  
Sidcup, DA14 5BS

**Guide Price £550,000-£575,000**

A stunning 4 bedroom Grade 2 Listed Georgian property steeped in history! Showcasing original features such as a quaint walled garden, large open brick fireplace, sash windows and much more. The bright contemporary interior creates a fresh country feel to the property contrasting from the bustle of living close to the city, meaning this property is simply a 'move in bags down' property. For those of you with families you have the choice of private and public schooling. Merton Court, St Peter Chanel, Benedict House, Chislehurst & Sidcup Grammar are just to name a few. Within close proximity to this address there are two main leisure centres, the closest being 'David Lloyd's'. 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 at the end of Rectory Lane.

EPC RATING: D

COUNCIL TAX BAND: E



**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.