



VILLAGE ESTATES

• EST.1993 •



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Chain Free

Extended Kitchen Diner

Birkbeck Primary School

Utility & Cloakroom

0.4 Mile Sidcup Mainline Stn

Short Walk to High Street Shops



21 Shelbury Close
Sidcup, DA14 4BE

Offers in Excess of £450,000

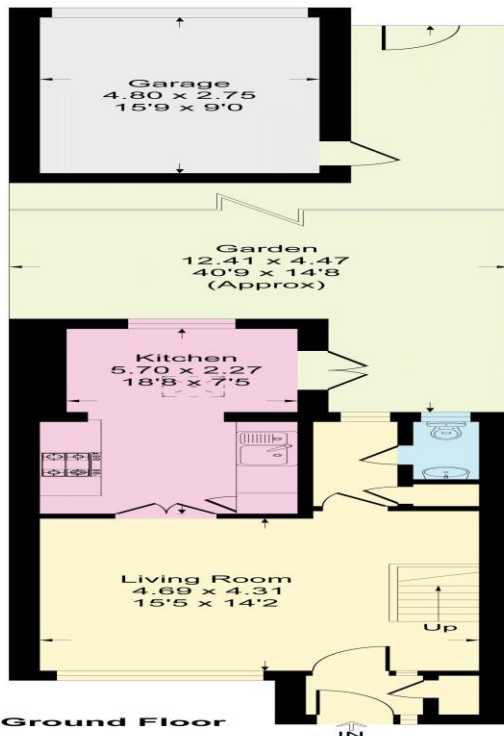
A three bedroom house that looks on to a small green with a westerly aspect, a lovely view with the enjoyment of the evening sun. A tremendous location just minutes walk from both Sidcup high street and the mainline station. Ideal for those that commute into London or want to be on top the amenities. There is parking and a garage to the rear of the property which is accessed via Hatherley Road.

EPC RATING: C

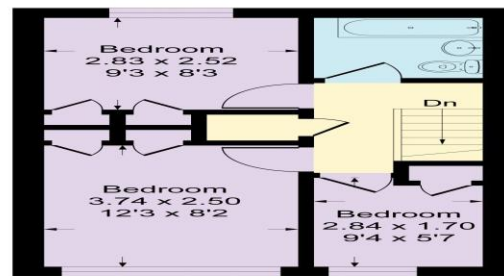
COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



Shelbury Close, DA14
 Approximate Gross Internal Area = 75.6 sq m / 815 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 88.8 sq m / 957 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

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.