



# VILLAGE ESTATES



• EST.1993 •

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**OFFERED CHAIN FREE**  
**CENTRAL SIDCUP LOCATION**  
**EXTENDED KITCHEN**

**THREE BEDROOM EDWARDIAN HOME**  
**CLOSE TO HIGH STREET**  
**LANDSCAPED REAR GARDEN**



**9 Durham Road**  
Sidcup, DA14 6LH

**Guide Price £525,000-  
£550,000**

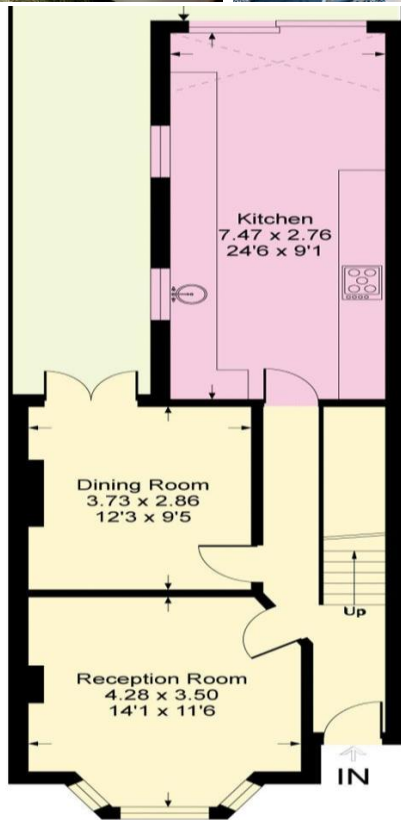
**Offered with NO CHAIN this well proportioned Three Bedroom Semi Detached Edwardian home deserves your immediate attention. Retaining many period features as well as extended Kitchen onto Landscaped rear garden, all within close proximity to Sidcup High Street and excellent school catchment.**

**EPC RATING: D**

**COUNCIL TAX BAND: E**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**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.