



VILLAGE ESTATES

• EST.1993 •



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OFF STREET PARKING

TOWN CENTRE LOCATION

OUT BUILDING TO REAR

MODERNISED BATHROOM

THREE BEDROOMS

0.7 MILE - SIDCUP RAILWAY ST



10 Church Road
Sidcup, DA14 6BX

**Guide Price £475,000-
£500,000**

Well maintained end of terrace Victorian cottage positioned in a superb spot just moments away from Sidcup high street. For those looking to be within the centre of town offering all amenities look no further. Benefiting from off street parking and out building to rear your early viewing is recommended.

EPC RATING: E

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 82.2 sq m / 886 sq ft
Outbuilding = 12.5 sq m / 135 sq ft
Total = 94.7 sq m / 1021 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.