



# VILLAGE ESTATES



• EST.1993 •

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**Chain Free**

**Extended To The Rear**

**39' Rear Garden**

**Off Road Parking**

**Modern Kitchen & Bathroom**

**Walking Distance to Shops**



**61 Woodlands Avenue**

Sidcup, DA15 8HB

**£500,000**



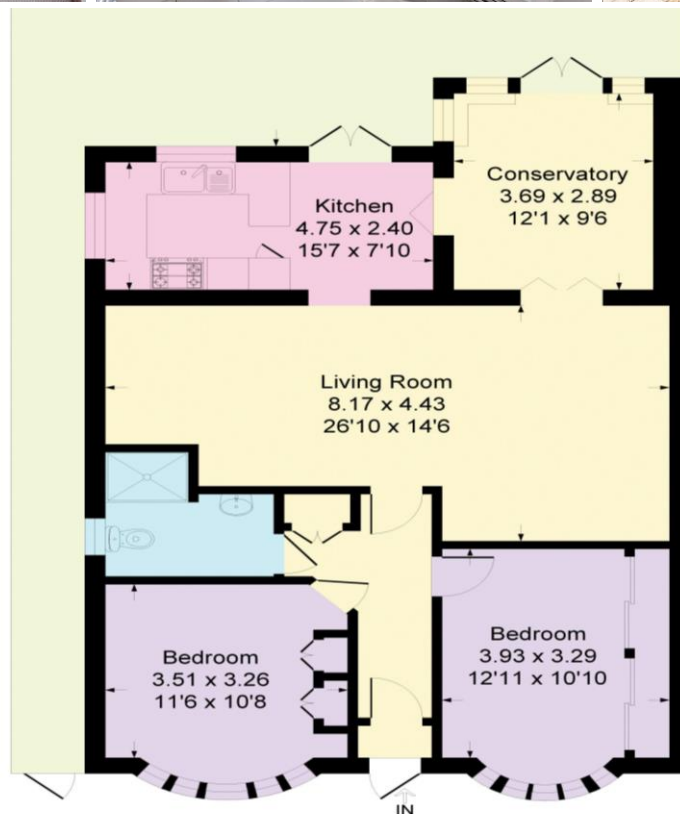
**Two double bedroom semi-detached bungalow situated in a quiet tree lined road not far from shops in Halfway Street and Station Road. Offered with vacant possession and available for immediate purchase. The property has been extended to the rear providing a larger kitchen and an additional reception room that leads on to manageable rear garden measuring 39ft long.**

**EPC RATING: D**

**COUNCIL TAX BAND: D**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**Ground Floor**

**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.