



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

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Premier Road in Sidcup

Converted Loft

Period Features

Very Short Walk to High St

0.6 Mile / Sidcup Mainline Station

Excellent Size Main Bedroom



21 Hamilton Road
Sidcup, DA15 7HB

**Guide Price £850,000-
£900,000**

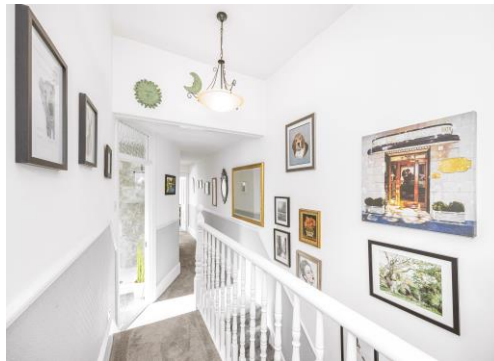
A fantastic Victorian home enjoying a great position within the road, this five bedroom extended family home is situated on the doorstep of Sidcup high street. Forming part of a lovely collection of houses in Hamilton Road, this location is perceived as a premier road by many local residents. One of the larger designs of its style, on the ground floor alone you have two formal reception rooms, a cloakroom, kitchen and additional lounge.

EPC RATING: D

COUNCIL TAX BAND: F

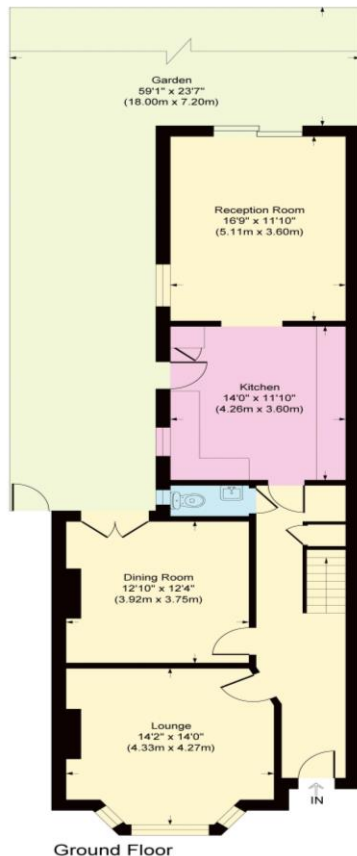
TENURE: Freehold

LEASE TERM: Not Applicable

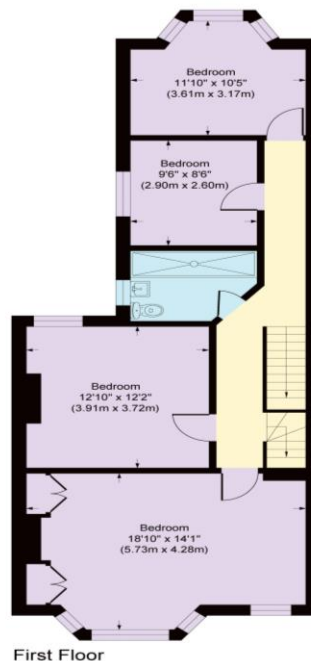


Hamilton Road

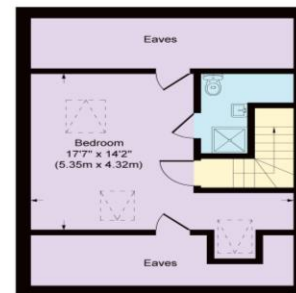
Approximate Gross Internal Area
 Ground Floor = 83.3 sq m / 898 sq ft
 First Floor = 74.8 sq m / 806 sq ft
 Second Floor = 24.0 sq m / 258 sq ft
 Total = 182.1 sq m / 1962 sq ft



Ground Floor



First Floor



Second 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.