



# VILLAGE ESTATES

• EST.1993 •



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**Detached Garage & Parking**

**Low Annual Costs**

**Pleasant Communal Garden to Rear**

**125 Year Lease From 01/01/2019**

**Very Close to Sidcup Train Stn**

**Energy Efficiency Rating 'C'**



**28 Old Farm Road West**  
Sidcup, DA15 8AG

**Guide Price £375,000-£400,000**

Village Estates are excited to present a **UNIQUE two-bedroom SPLIT LEVEL** property located within a very short walk to high street amenities, importantly **SIDCUP TRAIN STATION** and bus links. With the layout spread over two floors it has the feeling of a typical house with the benefit of **OPEN PLAN LIVING, KITCHEN and DINING** accommodation. There is a **COMMUNAL GARDEN** that is accessed directly from French doors at the rear of the property. Unusually this flat comes with a **PARKING SPACE** in front of your own **DETACHED GARAGE**.

**EPC RATING: C**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 125 Yrs from 01/01/2019**




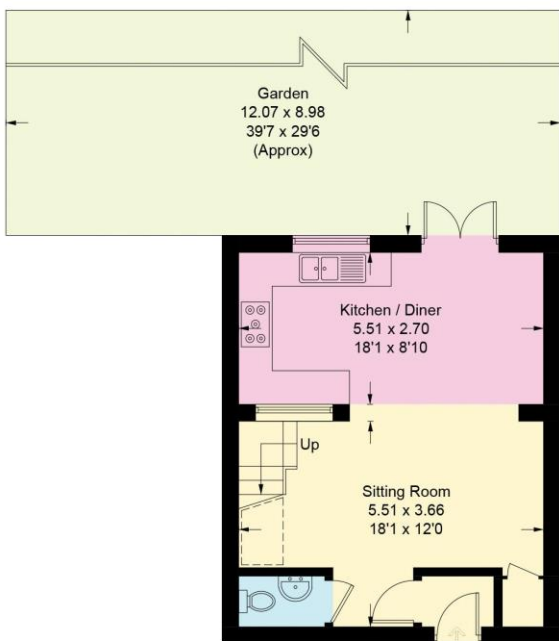
## Old Farm Road, West, DA15

Approximate Gross Internal Area = 70.6 sq m / 760 sq ft

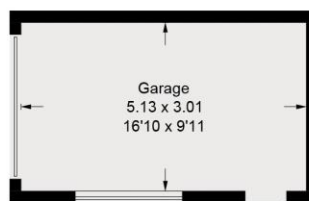
Garage = 15.4 sq m / 166 sq ft

Total = 86 sq m / 926 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



(Not Shown In Actual Location / Orientation)



First 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.