



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**OFFERED WITH NO FORWARD
CHAIN**

WEST FACING GARDEN

**IN NEED OF SOME COSMETIC
UPDATING**

RETAINING MANY PERIOD FEATURES

**SOUGHT AFTER CENTRAL SIDCUP
LOCATION**

**WALKING DISTANCE TO MAINLINE
STATION**



11 Hamilton Road
Sidcup, DA15 7HB

£795,000

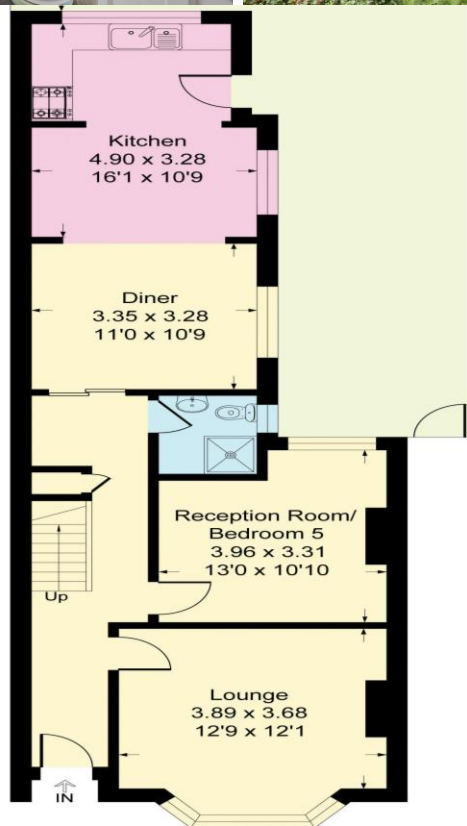
Although in need of some cosmetic updating this spacious period home, offered with no chain, is located in one of Sidcup's premier roads. A short walk to the high street and mainline station this property is within excellent school catchment too. Benefiting from period features open plan kitchen/breakfast room and west facing garden your early viewing is recommended.

EPC RATING: D

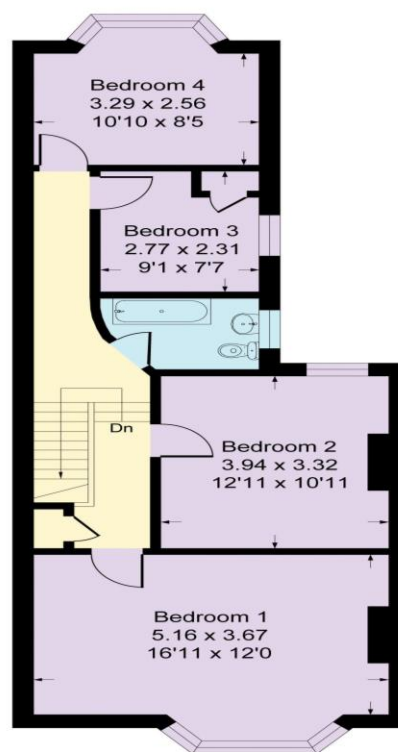
TENURE: Freehold

COUNCIL TAX BAND: F

LEASE TERM: Not Applicable



Ground Floor



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.