



# VILLAGE ESTATES



• EST.1993 •

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**Brilliant Family Home**

**0.6 Mile - Two Mainline Stations**

**Chis & Sid Grammar School**

**Two Bathrooms**

**Excellent Size Bedrooms**

**Office or Ground Floor Bedroom**



**27 Canterbury Avenue**  
Sidcup, DA15 9AZ

**Guide Price £750,000-£775,000**

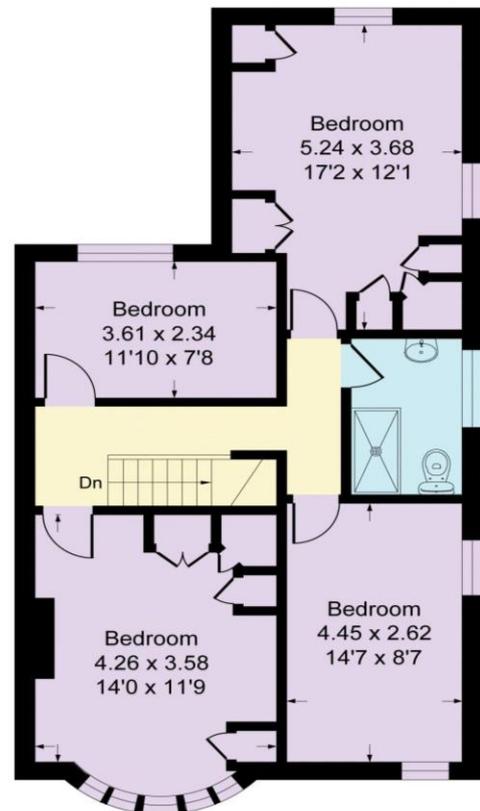
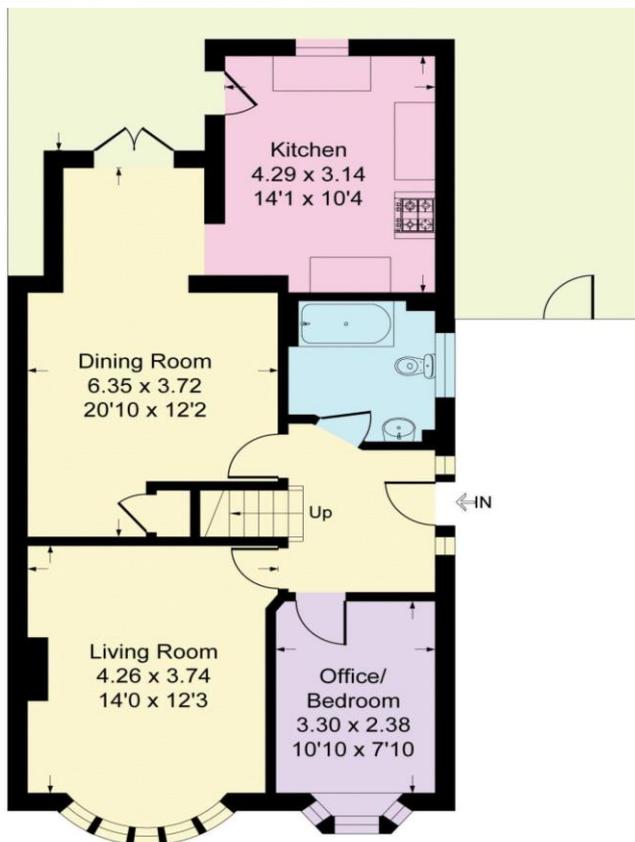
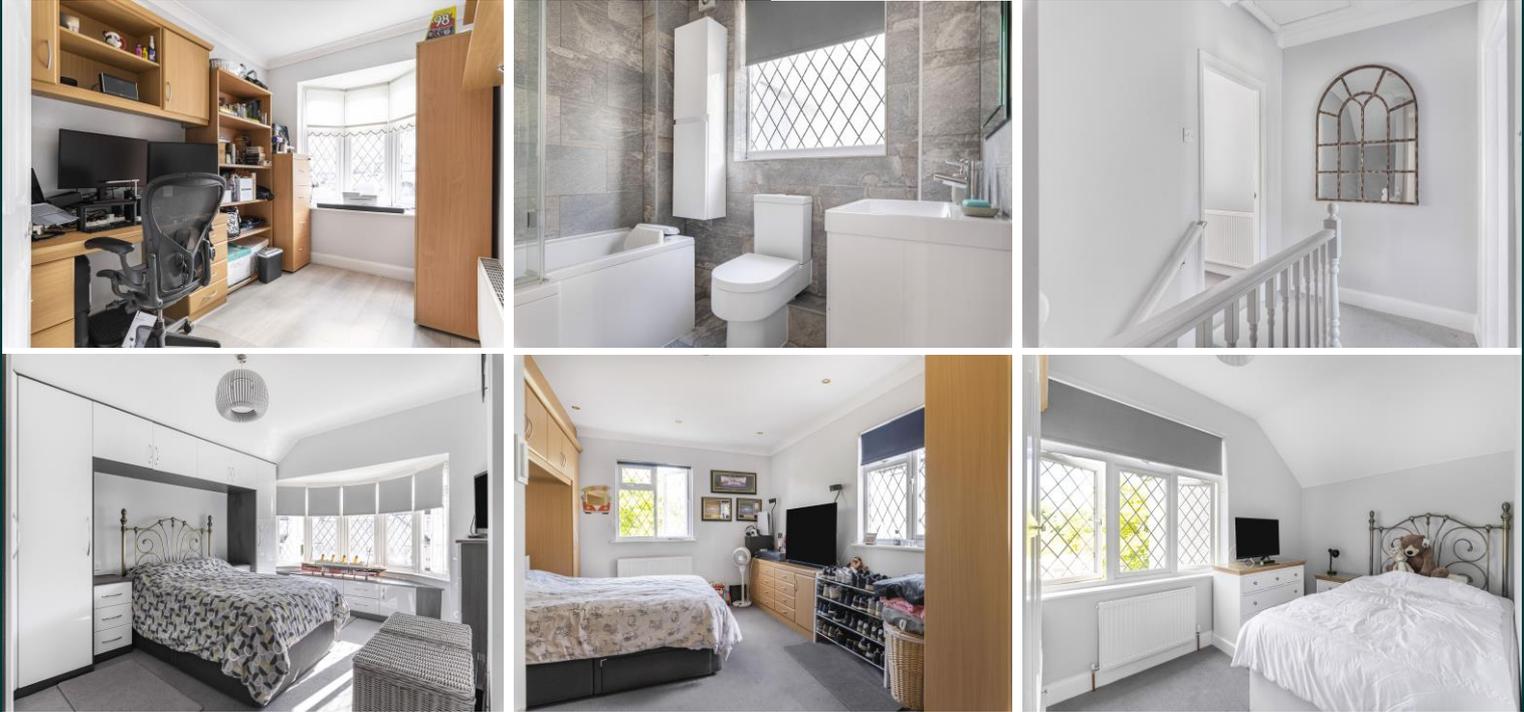
A fantastic family home located in a quiet side road not far from two main secondary schools and within walking distance to both Sidcup and Albany Park mainline stations (zone 5). This style of property is ideal for growing families with a very versatile ground floor layout. We would recommend booking a viewing to fully appreciate the size of the extended back bedroom and the kitchen space which is ready to add your own personal touch.

EPC RATING: C

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



**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.