



# VILLAGE ESTATES

• EST.1993 •



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**DESIRABLE LOCATION**

**2 EN-SUITE BATHROOMS**

**SHORT WALK TO STATION**

**FIVE BEDROOMS**

**IDEAL SCHOOL CATCHMENT**

**DRIVEWAY AND GARAGE**



**5 Layzell Walk**  
London, SE9 4QD

**Guide Price £950,000 -  
£1,000,000**



**STUNNING FIVE BEDROOM FAMILY HOME.** Village Estates are proud to present this spacious five-bedroom family home in a sought after and rarely available location. Set in a quiet cul-de-sac, but close to all amenities, schools and the station, this property is the perfect place for any growing family. This beautiful detached home offers five spacious bedrooms, with the two biggest offering their own en-suite bathrooms. There is a family living room, separate dining room as well as a spacious kitchen and utility room. Upstairs also homes the well-presented family bathroom and plenty of storage space. There is driveway parking for multiple vehicles as well as the large double garage. The rear garden will offer a quiet and peaceful place to enjoy for the whole family. We highly recommend viewing this exceptional home.

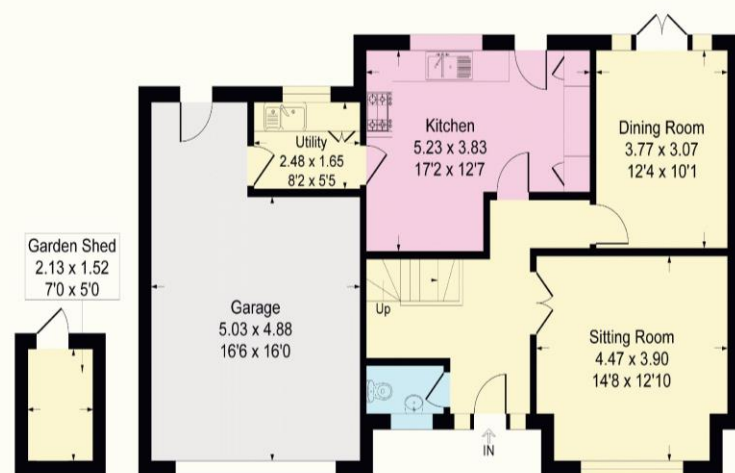


Approximate Gross Internal Area = 162.0 sq m / 1744 sq ft

Garage = 28.5 sq m / 308 sq ft

Outbuilding = 3.2 sq m / 35 sq ft

Total = 193.7 sq m / 2087 sq ft



#### 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.