



# VILLAGE ESTATES

• EST.1993 •



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**CUL-DE-SAC LOCATION**

**DRIVEWAY AND GARAGE**

**EXCELLENT TRANSPORT LINKS**

**SOUTH FACING GARDEN**

**FOUR BEDROOMS**

**IDEAL FAMILY HOME**



**9 Rosewood Close**  
Sidcup, DA14 4LP

**Guide Price £700,000 -  
£725,000**



Four bedroom detached family home in a quiet cul-de-sac location. Village Estates are pleased to present this detached home perfect for any growing family. Situated in a popular location, this home boasts four great sized bedrooms, a large open living/dining room and fitted kitchen. The property offers a great family bathroom and en-suite shower room to the master bedroom. There is driveway parking as well as a spacious garage, with the private south facing garden. We highly recommend viewing this exceptional home.

EPC RATING: D

COUNCIL TAX BAND: F

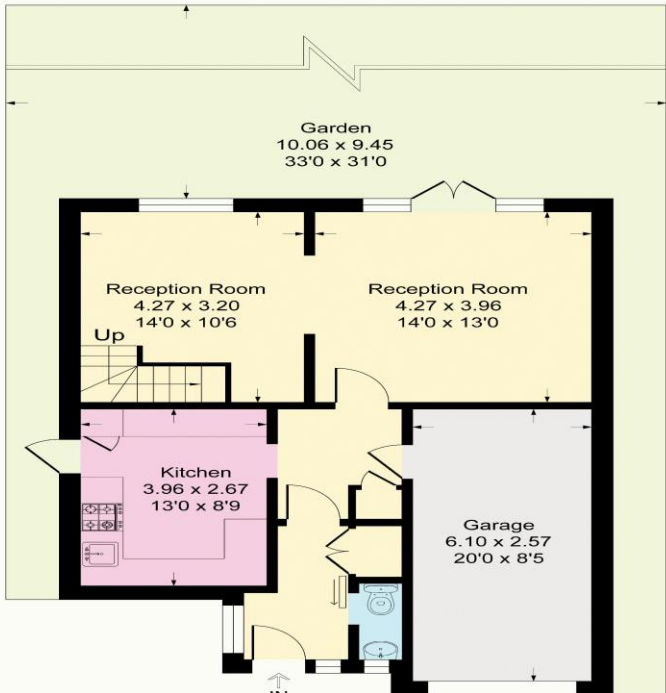
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LEASE TERM: Not Applicable

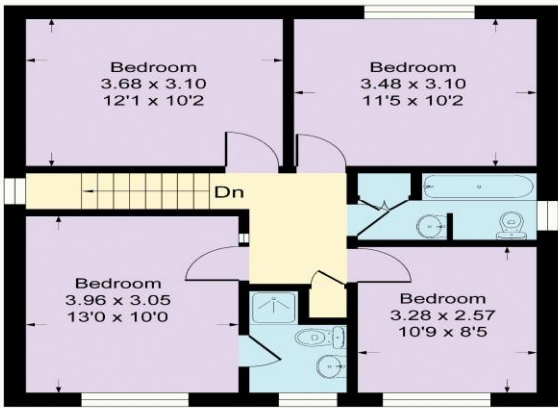


**Rosewood Close, DA14**

Approximate Gross Internal Area = 115.1 sq m / 1240 sq ft  
Garage = 15.6 sq m / 168 sq ft  
Total = 130.7 sq m / 1408 sq ft



**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.