



VILLAGE ESTATES

• EST.1993 •



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FOUR BEDROOMS

SPACIOUS LIVING AREA

SOUGHT AFTER LOCATION

IDEAL FAMILY HOME

EXTENDED TO REAR

DRIVEWAY PARKING



18 Brooklands Avenue
Sidcup, DA15 7PJ

**Guide Price £725,000-
£750,000**

Village Estates are proud to present this spacious and well presented family home in a sought after location! This stunning family home offers a great amount of living space with its two large reception rooms, modern kitchen as well as a utility room, shower room and garage space.

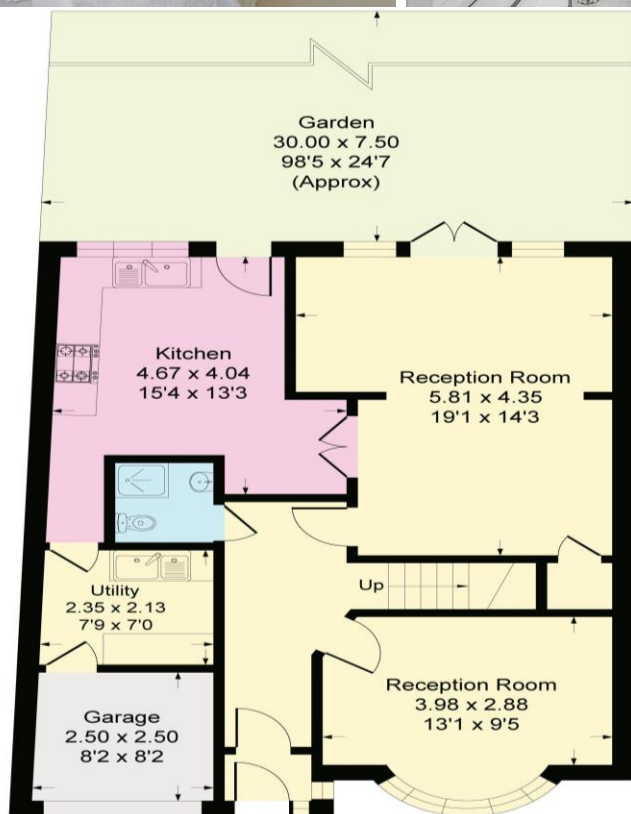
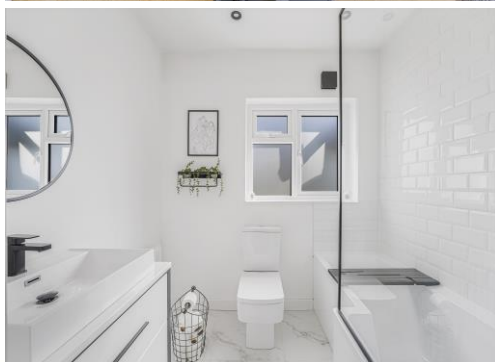
Upstairs boasts four good sized bedrooms alongside the family bathroom, perfect for any growing family to enjoy. There is driveway parking to the front and a quiet rear garden to further emphasise the huge benefits to this stunning home. It is based in an ideal location for schooling with all local amenities nearby.

EPC RATING: D

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



Ground Floor

Brooklands Avenue, DA15

Approximate Gross Internal Area
129.7 sq m / 1396 sq ft
Garage = 6.1 sq m / 66 sq ft
Total = 135.8 sq m / 1462 sq ft



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.