



# VILLAGE ESTATES

• EST.1993 •



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**NO ONWARD CHAIN**

**GREAT PRESENTATION**

**CLOSE TO SCHOOLS**

**OPEN PLAN LIVING AREA**

**IDEAL FIRST TIME BUY**

**OPEN PLAN LIVING AREA**



**129 Birkbeck Road**  
Sidcup, DA14 4DJ

**Guide Price £425,000-  
450,000**



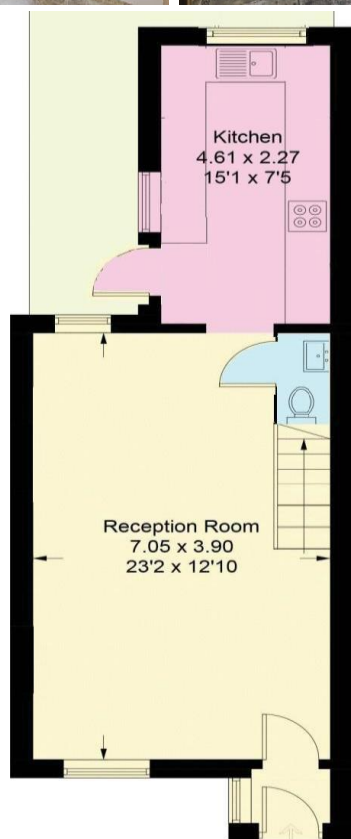
Offered with no onward chain, this charming two-bedroom home sits close to all local schools and amenities. Ideal for any first-time buyer, this property offers a large open plan living/dining room, spacious kitchen as well as a downstairs cloakroom. Upstairs boasts two spacious bedrooms alongside the modern family bathroom. The well-presented rear garden provides a great place to enjoy in the summer months.

**EPC RATING:** C

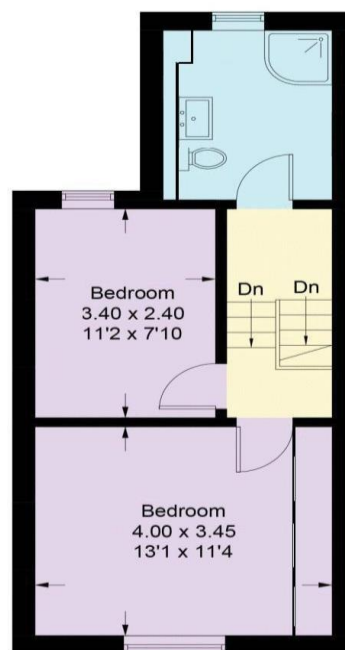
**COUNCIL TAX BAND:** D

**TENURE:** Freehold

**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.