



# VILLAGE ESTATES

• EST.1993 •



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**Marlborough & Willersley Parks**

**Chatsworth Primary School**

**Very Popular Location**

**Large Garage & Driveway**

**'The Oval' Shops**

**0.8 Mile to Sidcup Mainline  
Station**



**5 Somerhill Avenue**  
Sidcup, DA15 9JY

**£750,000**



Somerhill Avenue is situated in the very **POPULAR AREA** of 'Marlborough Park', a real hit with young families due to the schools, parks and shops all within walking distance! This home has a **SIZABLE DRIVEWAY** accommodating a number of vehicles, a ground floor shower/utility, a **WEST FACING GARDEN** and not forgetting the incredibly **SPACIOUS 34ft GARAGE**. A versatile space, some similar properties have even converted this into an office/gym or annexe (STPP)! A number of schools can be found nearby, in particular **CHATSWORTH PRIMARY** along with **CHIS & SID GRAMMAR** - both very highly rated.

**EPC RATING:** D

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**LEASE TERM:** Not Applicable



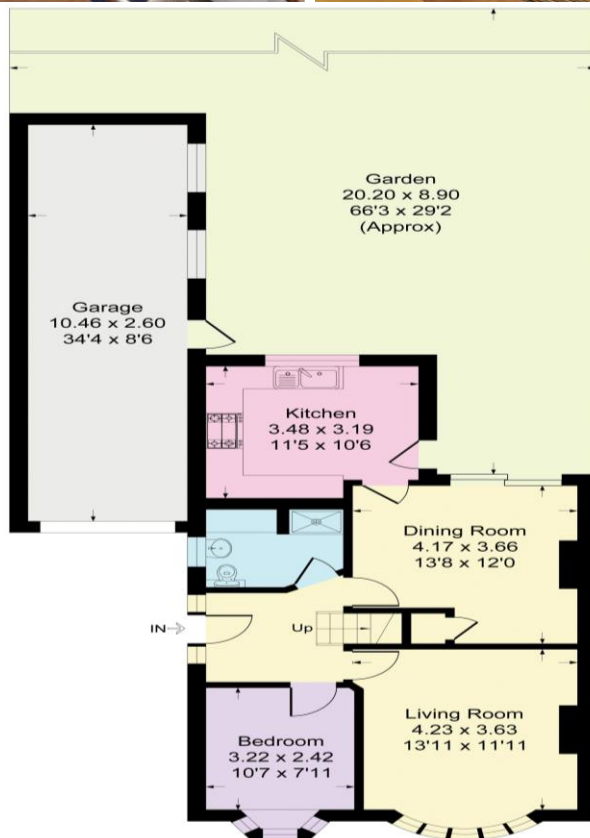
### Somerhill Avenue, DA15

Approximate Gross Internal Area

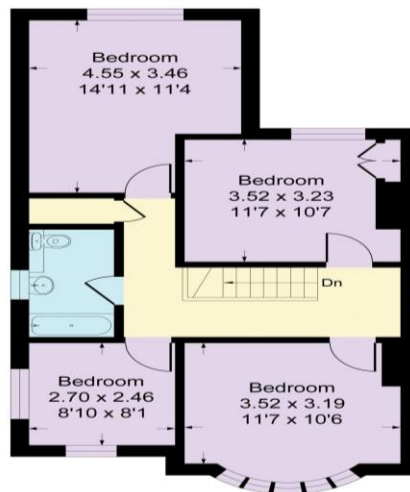
126.0 sq m / 1357 sq ft

Garage = 27.1 sq m / 293 sq ft

Total = 153.2 sq m / 1650 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.