



# VILLAGE ESTATES

• EST.1993 •



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**TWO BEDROOMS**

**108 YEAR LEASE**

**IDEAL FIRST TIME BUY**

**LOFT SPACE**

**CLOSE TO 'OVAL' SHOPS**

**OWN GARDEN**



**4 The Triangle**  
**Burnt Oak Lane**  
**Sidcup, DA15 8LT**

**Guide Price £275,000 -**  
**£300,000**

## TWO BEDROOM MAISONETTE IN A POPULAR LOCATION!

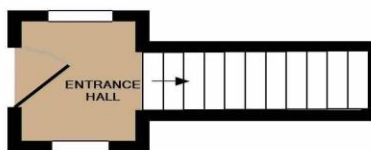
This charming property is perfect for anyone looking for their first step onto the property ladder. Boasting two good sized bedrooms, fitted kitchen, bathroom and a well-presented living room. The property offers a fantastic location, close to all amenities and its own private garden.

**EPC RATING: D**

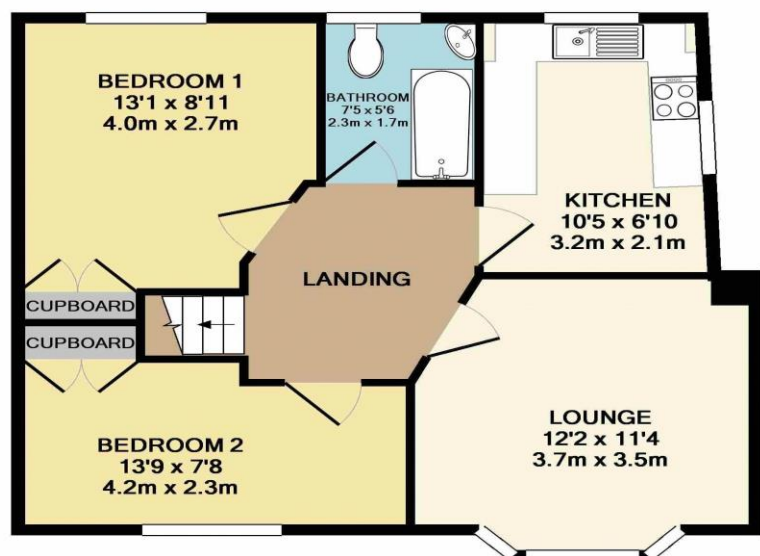
**COUNCIL TAX BAND: B**

**TENURE: Leasehold**

**LEASE TERM: 108 Years**



GROUND FLOOR  
APPROX. FLOOR  
AREA 50 SQ.FT.  
(4.7 SQ.M.)



### 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.