



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



AMPLE OFF STREET PARKING

**WALKING DISTANCE TO ALBANY
PARK STATION**

TANDEM GARAGE

75FT GARDEN ONTO MEADOWS

19FT CONSERVATORY

**EXCELLENT SCHOOL
CATCHMENT**



13 Ladbrooke Crescent
Sidcup, DA14 4RU

**Guide Price £490,000-
£510,000**

Village Estates are delighted to offer this three-bedroom end terrace home, positioned close to Royal Park primary school and Albany Park mainline station. This family home has been modernised over the course of our seller's tenure and enjoys a large rear garden backing directly onto Footscray Meadows and an excellent size driveway.

EPC RATING: C

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



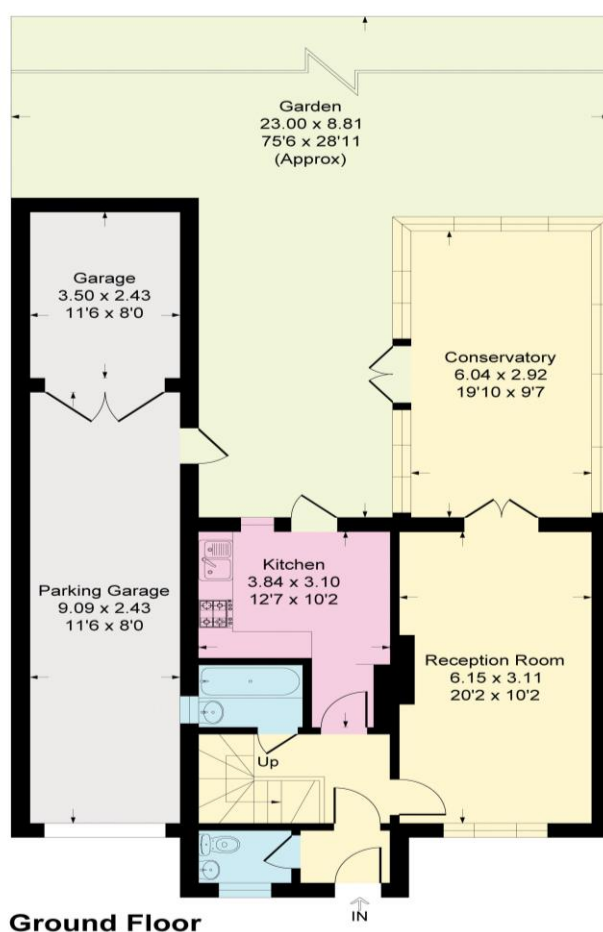
Ladbroke Crescent, DA14

Approximate Gross Internal Area

100.6 sq m / 1083 sq ft

Garage = 31.3 sq m / 337q ft

Total = 131.9 sq m / 1421 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.