



VILLAGE ESTATES

• EST.1993 •



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NO ONWARD CHAIN

**HIGH LEVEL FINISH
THROUGHOUT**

GARAGE

FIRST FLOOR MAISONETTE

TWO BEDROOMS

PRIVATE GARDEN



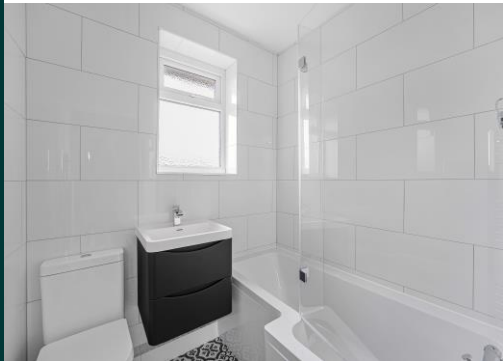
**6 Leonard Court
Birchwood Avenue
Sidcup, DA14 4LE**

Offers Over £325,000

CHAIN FREE! Based in a sought-after location and presented to a great standard, this property is sure to impress. This two-bedroom first floor maisonette offers a superb finish throughout and a great amount of space to enjoy. This home features a modern kitchen, spacious living room and two very good-sized bedrooms. The modern bathroom has been recently refurbished ready for the next owners. The private garden will offer a great place to enjoy, as well as a garage on bloc for parking or storage

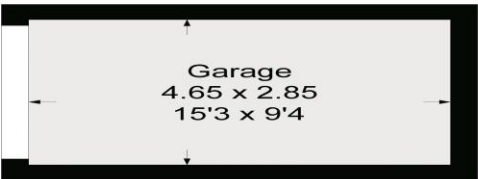
EPC RATING: C
TENURE: Leasehold

COUNCIL TAX BAND: C
LEASE TERM: 88 Years

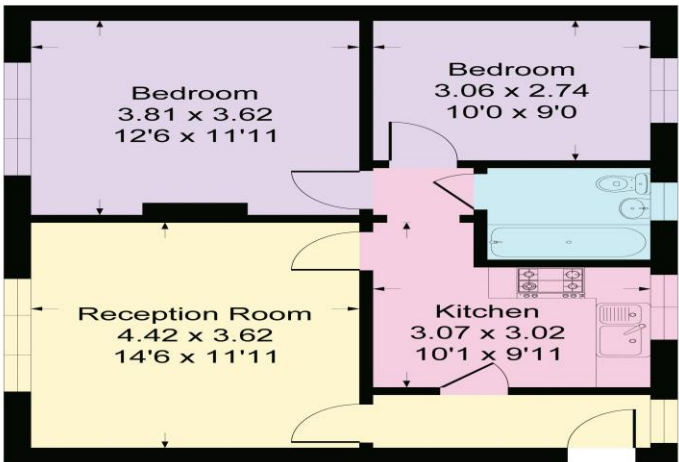


Leonard Court, Birchwood Road, DA14

Approximate Gross Internal Area = 57.2 sq m / 616 sq ft
Garage = 13.2 sq m / 143 sq ft
Total = 70.4 sq m / 759 sq ft



Garage



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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.