



# VILLAGE ESTATES

• EST.1993 •



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**WELL PRESENTED THROUGHOUT**

**CENTRAL LOCATION CLOSE TO  
HIGH STREET**

**FOUR PIECE BATHROOM**

**LOW MAINTENANCE REAR GARDEN**

**BIRKBECK PRIMARY CATCHMENT**

**NO CHAIN**



**13 Stanley Road**  
Sidcup, DA14 4DQ

**£400,000**

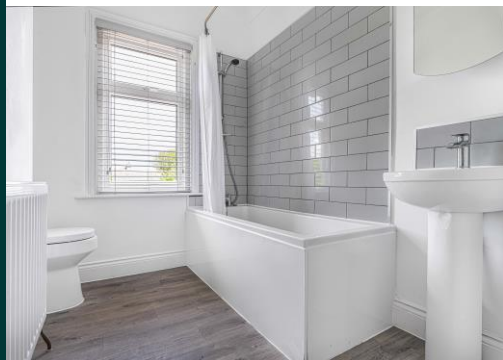
**Village Estates are delighted to offer for sale this CHARMING and WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PERIOD COTTAGE with Private Garden to Rear and offered Chain Free. Conveniently located for both SIDCUP HIGH STREET and MAINLINE STATION, your early viewing is a must to avoid disappointment.**

**EPC RATING: D**

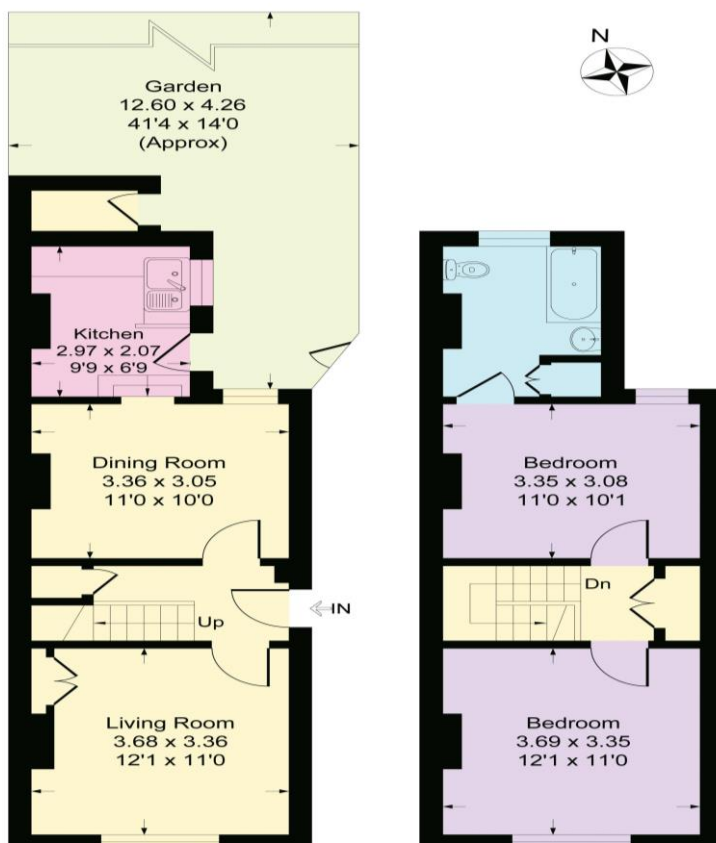
**TENURE: Freehold**

**COUNCIL TAX BAND: D**

**LEASE TERM: Not Applicable**



Approximate Gross Internal Area = 70.1 sq m / 755 sq ft



**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.