



# VILLAGE ESTATES

• EST.1993 •



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**NO ONWARD CHAIN**

**TWO DOUBLE BEDROOMS**

**CLOSE TO AMENITIES**

**GREAT SIZED GARDEN**

**WELL PRESENTED  
THROUGHOUT**

**IDEAL FIRST TIME BUY**



**28A Maylands Drive**  
Sidcup, DA14 4RY

**£285,000**



## NO CHAIN! TWO BEDROOM MAISONETTE WITH EXCEPTIONAL PRIVATE GARDEN!

Village Estates are proud to present this two-bedroom home, ideal for any first-time buyers. Based close to all local amenities and transport links, this property offers a great amount of space, good presentation throughout and its own private garden, ready for the next owners. The property boasts two double bedrooms, a well-presented bathroom, kitchen and a spacious living room. There is the additional benefit of a large loft space for additional storage.

**EPC RATING:** C

**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

**LEASE TERM:** 999 Years from 29 September 1937



## Maylands Drive, DA14

Approximate Gross Internal Area = 41.8 sq m / 450 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.