



# VILLAGE ESTATES

• EST.1993 •



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**NO ONWARD CHAIN**  
**DRIVEWAY AND GARAGE**  
**HUGE POTENTIAL (STPP)**

**SOUGHT AFTER LOCATION**  
**EXTENDED**  
**VIEWING RECOMMENDED**



**51 Shuttle Close**  
Sidcup, DA15 8EP

**£475,000**



**NO ONWARD CHAIN!** This two-bedroom home in a sought-after location is ideal for any buyers looking to put their own stamp onto their next home. Already extended to the rear, there is a huge amount of living space downstairs, with a reception room, bathroom and a large open plan dining area, leading thorough to the spacious kitchen. Upstairs offers two bedrooms and a shower room, all ready for the next owners to make their mark. There is a private rear garden, as well as a driveway and garage offering a variety of storage option. We highly recommend viewing this exceptional home to see its huge potential.

**EPC RATING:** D

**COUNCIL TAX BAND:** D

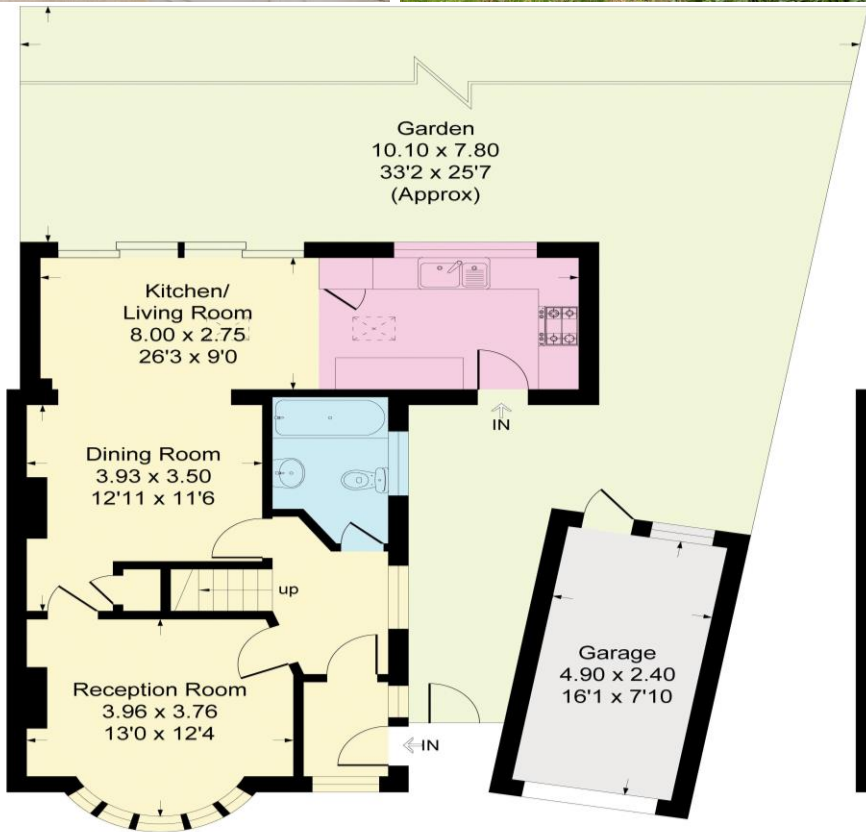
**TENURE:** Freehold

**LEASE TERM:** Not Applicable

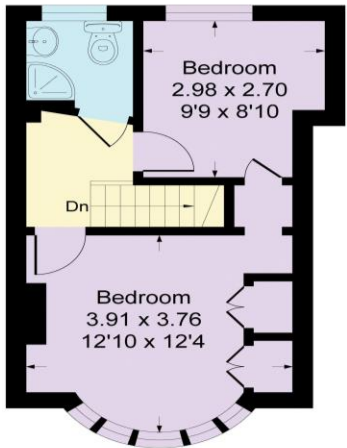


**Shuttle Close, DA15**

Approximate Gross Internal Area  
91.2 sq m / 982 sq ft  
Garage = 11.7 sq m / 127 sq ft  
Total = 103.0 sq m / 1119 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.