



# VILLAGE ESTATES

• EST.1993 •



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**4 BEDROOMS**  
**SPACIOUS GARDEN**  
**GREAT LOCATION**

**OPEN PLAN LIVING / DINING AREA**  
**DRIVEWAY PARKING**  
**EXTENDED INTO LOFT**



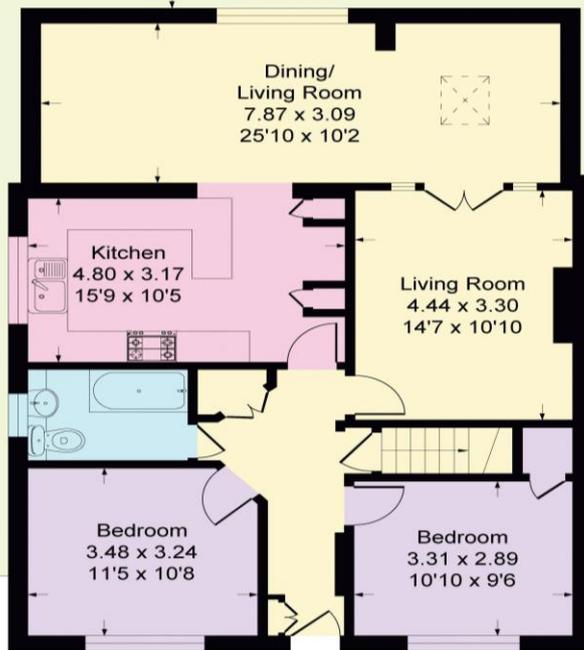
**40 Woodlands Avenue**  
Sidcup, DA15 8HA

**£675,000**

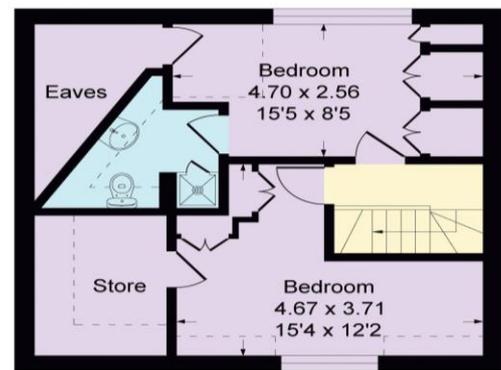
**STUNNING FOUR BEDROOM EXTENDED BUNGALOW IN A SOUGHT-AFTER LOCATION!** Village Estates are delighted to present this immaculate home, presented to a very high standard. This four-bedroom property offers spacious living throughout, with a stunning kitchen, leading through to an open plan reception room and dining area. There is a welcoming separate reception room, a modernised bathroom and two great sized bedrooms. There well devised loft extension which offers two more bedrooms, with plenty of storage space, and the benefit of an en-suite shower room. The property offers driveway parking and charging point, making sure there is always a space available. The large rear garden will impress all buyers, with a great sized decked area leading down to the spacious laid lawn. The garden offers an additional decked area so sun will always be available, and a beautiful outhouse, providing plenty of uses for the next owners.



Garden  
28.90 x 9.30  
94'10 x 30'6  
(Approx)



**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.