



VILLAGE ESTATES

• EST.1993 •



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One of a kind Location

3 Minute Walk to High Street

Planning Permission to Extend

Driveway & Garage

64ft x 49ft Rear Garden

Old Forge Way Conservation Area



5 Old Forge Way
Sidcup, DA14 4QL

**Guide Price £800,000-
£825,000**

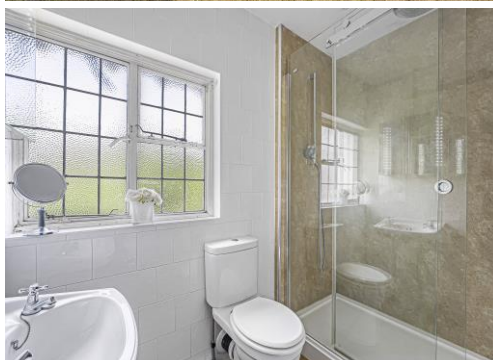
Forming part of 'Old Forge Way Conservation Area' this is truly a one of a kind location that is rarely available, this four bedroom detached home with garage and garden. Positioned conveniently for both Sidcup high street and mainline station (zone 5), providing excellent links into central London. The buildings are arranged around a cul-de-sac with open plan front gardens to provide the appearance of a historic village. More or less a 5 min stroll to the start of Sidcup High Street you will find independent cafes and restaurants, along with some larger stores for your everyday needs like Waitrose. For those of you with families you have the choice of private and public schooling. Merton Court, Birkbeck, West Lodge, Benedict House, Chislehurst & Sidcup Grammar are just to name a few.

EPC RATING: E

COUNCIL TAX BAND: G

TENURE: Freehold

LEASE TERM: Not Applicable



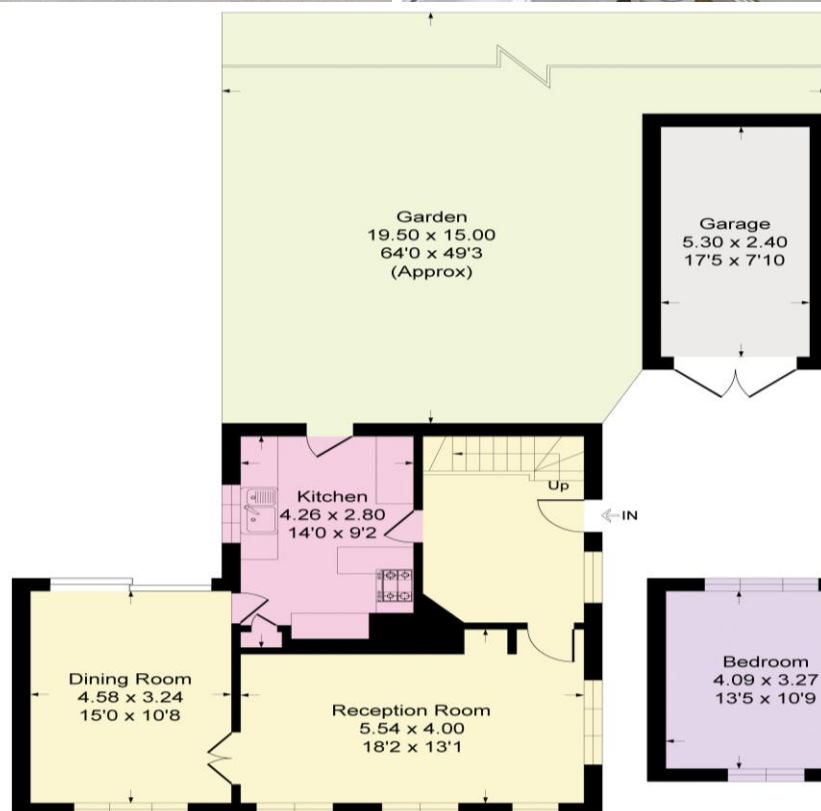
Old Forge Way, DA14

Approximate Gross Internal Area

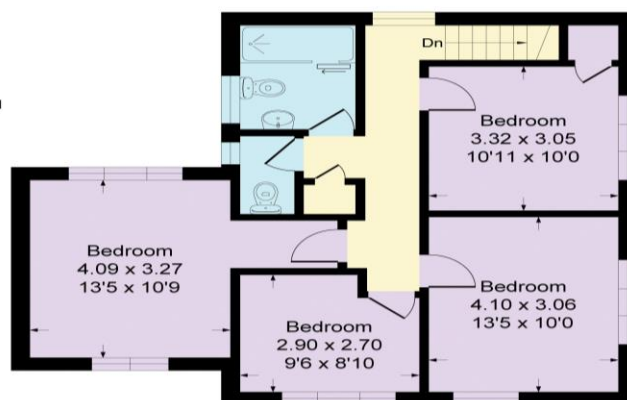
128.8 sq m / 1387 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 141.5 sq m / 1524 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.