



VILLAGE ESTATES

• EST.1993 •



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THROUGH LOUNGE/DINER

**OFF STREET PARKING TO
FRONT**

EASY REACH OF A2

**60FT WEST FACING GARDEN
ONTO PARK**

TWO BATHROOMS

**WALKING DISTANCE TO LOCAL
SHOPS**



38 Harcourt Avenue
Sidcup, DA15 9LN

**Guide Price £400,000-
£410,000**

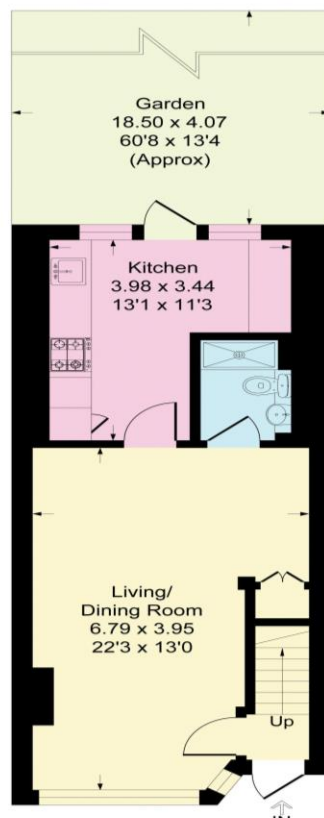
EXTENDED two-bedroom terraced home is located in a VERY POPULAR due to the proximity to excellent local schools, shops and within walking distance to Sidcup mainline train station. Benefitting from THROUGH LOUNGE, EXTENDED KITCHEN, OFF STREET PARKING for TWO CARS plus WEST FACING GARDEN with REAR ACCESS to Penhill Park. Your early viewing is recommended.

EPC RATING: D

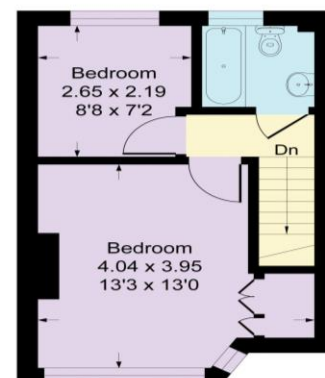
COUNCIL TAX BAND: C

TENURE: Freehold

LEASE TERM: Not Applicable



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.