



VILLAGE ESTATES

• EST.1993 •



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**STUNNING PRESENTATION
THROUGHOUT**

**IMMACULATE KITCHEN
EXCELLENT AMENITIES**

DRIVEWAY PARKING

SPACIOUS LIVING AREA

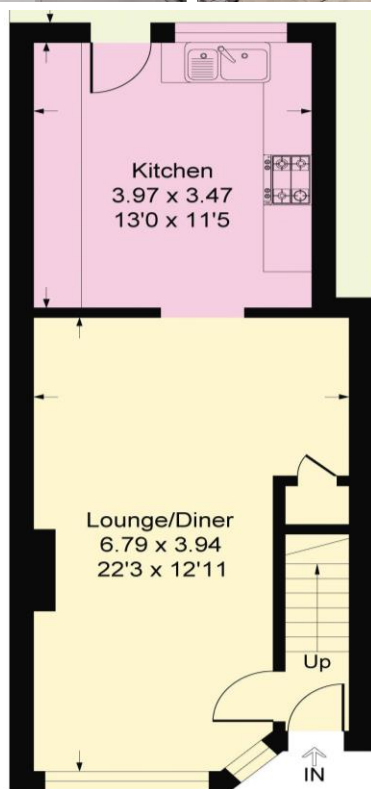
FUNCTIONAL OUT BUILDING



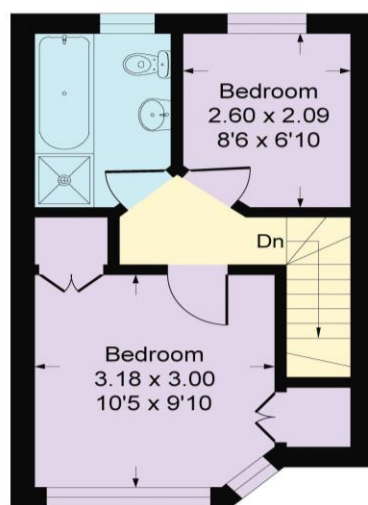
63 Harcourt Avenue
Sidcup, DA15 9LL

**Guide Price £400,000-
£425,000**

IMMACULATE THROUGHOUT! IDEAL FIRST TIME BUY! Village Estates are delighted to present this stunning two-bedroom home, close to all local amenities. The exceptional property offers modern presentation throughout and is ready to be moved straight into. The home boasts a generous living area with plenty of space for relaxing and entertaining, leading through to the beautiful modern kitchen. Upstairs provides two good sized bedrooms, alongside the well-presented family bathroom. This home also benefits from a driveway to the front for off street parking, a charming rear garden and a spacious out building providing a variety of uses. We highly recommend viewing early to avoid disappointment.



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.