



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

[www.village-estates.com](http://www.village-estates.com)

Email: [sidcup@village-estates.com](mailto:sidcup@village-estates.com)



**GREAT LOCATION**

**WELL PRESENTED  
THROUGHOUT**

**THREE BEDROOMS**

**DRIVEWAY AND GARAGE**

**SPACIOUS LIVING ROOM**

**MODERN KITCHEN**



**19 Felton Lea**  
Sidcup, DA14 6BA

**Guide Price £525,000-  
£550,000**



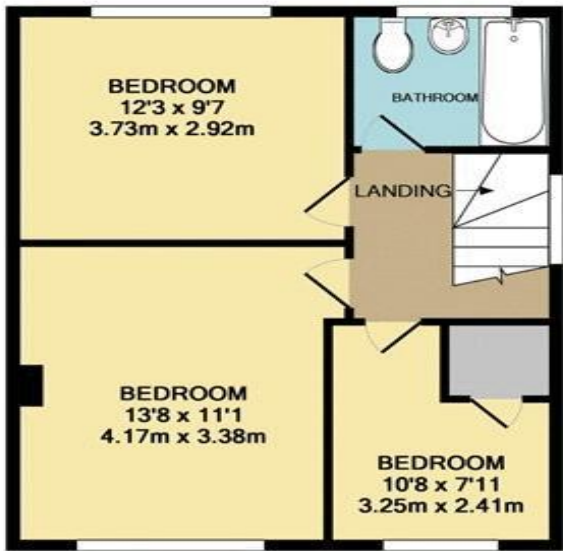
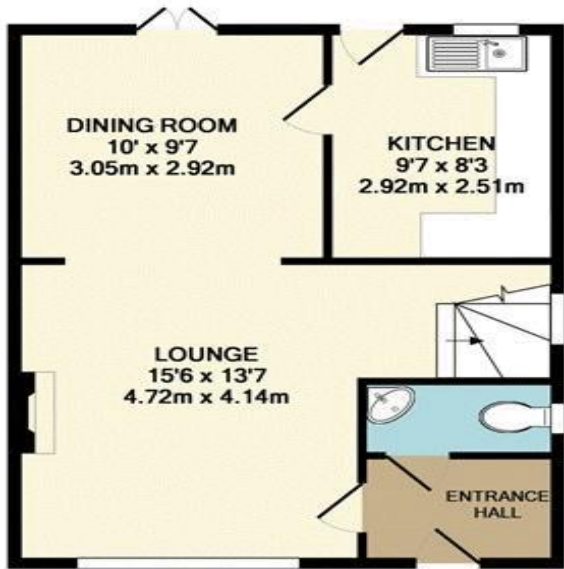
Village Estates are proud to introduce this well presented home based in an excellent location close to all local amenities. This three-bedroom semi-detached property provides a great combination of living space, alongside a great finish throughout, ready for the next owners to move into. The spacious living room will provide a great place for the family to relax and enjoy, leading through to the separate dining area and fully fitted modern kitchen. There are three great sized bedrooms upstairs, each boasting both ample living and storage space, all furnished by the stunning family bathroom. This ideal family home has driveway parking as well as a garage, with a quiet rear garden perfect for the summer months. We highly recommend viewing this exceptional property.

EPC RATING: C

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



GROUND FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 438 SQ.FT.  
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

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.