



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

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Five bedrooms, Five bathrooms
Three spacious reception rooms
Large private garden with detached air-conditioned garden room

Main bedroom with dressing room & en suite
Spacious kitchen onto orangery plus utility room
Garage and driveway parking



22 Upperton Road
Sidcup, DA14 6AT

£1,350,000

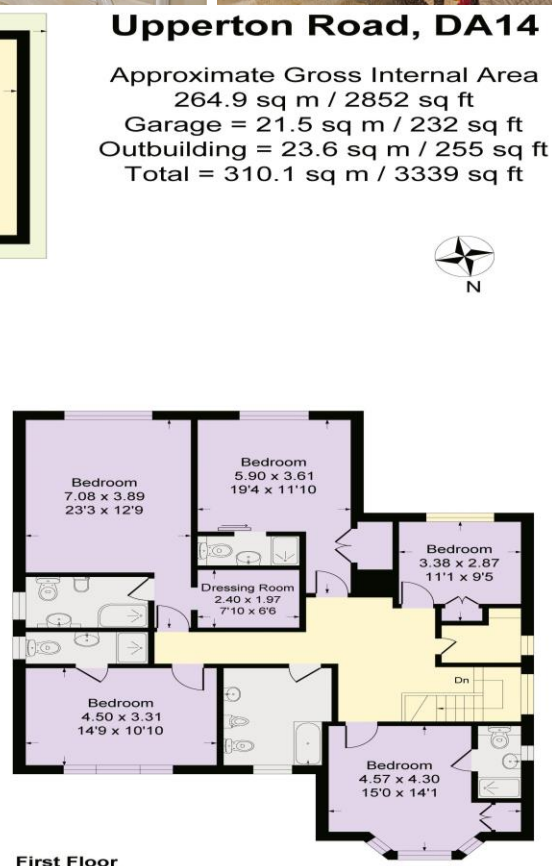
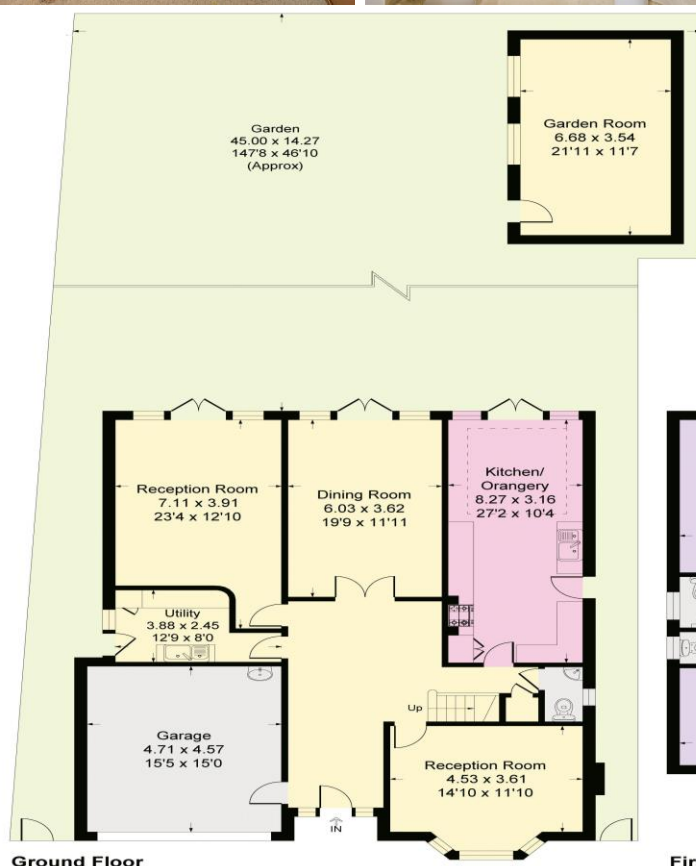
A substantial and beautifully presented five-bedroom detached home offering over 3,300 sq ft of versatile living space, complete with garage, garden room and generous private garden. The ground floor features three reception rooms, including a front reception with a working fireplace and a rear reception with air conditioning and direct access to the garden. A spacious dining room, modern fitted kitchen, and utility room complete the living areas, with internal access to the garage. Upstairs, the property boasts five generous bedrooms. The impressive main bedroom includes air conditioning, a dressing room and en suite. Three further bedrooms benefit from en suites, alongside a family bathroom and fifth bedroom presently used as a study. Outside, the property enjoys a mature rear garden measuring approximately 147'8 x 46'10, with a detached garden room (with air conditioning) ideal for use as a home office, gym, or studio. Driveway parking and an integral garage add further convenience.

EPC RATING: C

COUNCIL TAX BAND: G

TENURE: Freehold

LEASE TERM: Not Applicable



Upperton Road, DA14

Approximate Gross Internal Area
264.9 sq m / 2852 sq ft
Garage = 21.5 sq m / 232 sq ft
Outbuilding = 23.6 sq m / 255 sq ft
Total = 310.1 sq m / 3339 sq ft



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.