



VILLAGE ESTATES

• EST.1993 •



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**MODERNISED AND WELL PRESENTED
THROUGHOUT**

CENTRAL SIDCUP LOCATION

OFF STREET PARKING

PRIVATE SIDE & REAR GARDEN

CLOSE TO HIGH STREET

OPEN PLAN LIVING/KITCHEN AREA



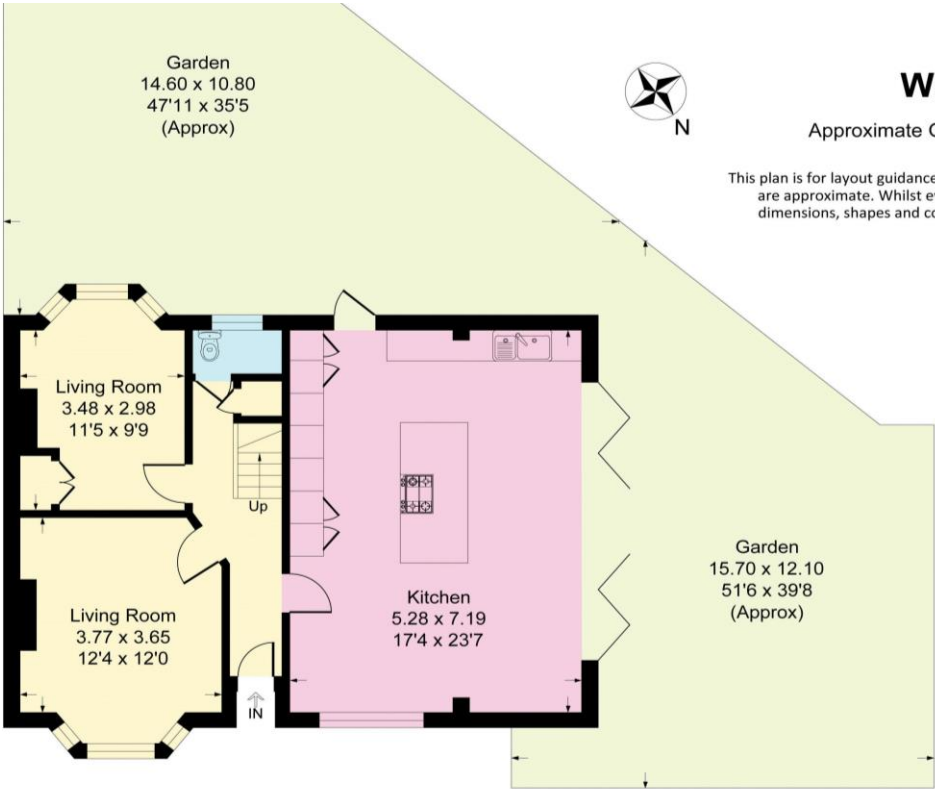
2 Warwick Road
Sidcup, DA14 6LJ

**Guide Price £725,000-
£750,000**

This charming semi-detached period home is a must-see! With spacious and beautifully decorated interiors, it features three double bedrooms, two inviting reception rooms, and a modern open plan kitchen/living area with Bi-folding doors. The bathroom suite is contemporary, and you'll appreciate the convenience of off-street parking. The good-sized side and rear gardens provide a lovely outdoor space, and many original features add to the character of the home. Ideally located near Sidcup High Street and local amenities, this property comes highly recommended for viewing!

EPC RATING: D
TENURE: FREEHOLD

COUNCIL TAX BAND: E
LEASE TERM: Not Applicable



Ground Floor



Warwick Road, DA14

Approximate Gross Internal Area = 137.5 sq m / 1481 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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.