



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



NO ONWARD CHAIN

EXCELLENT LOCATION

GARAGE AND PARKING

IDEAL FIRST TIME BUY

**WELL PRESENTED
THROUGHOUT**

SPACIOUS LIVING ROOM



26 Shelbury Close
Sidcup, DA14 4BE

**Guide Price £430,000 -
£450,000**

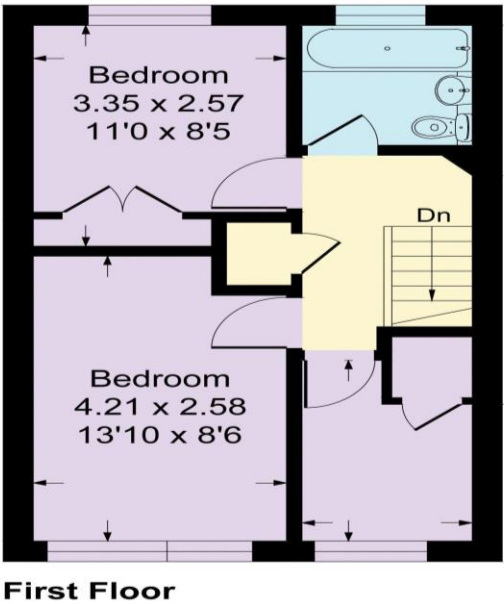
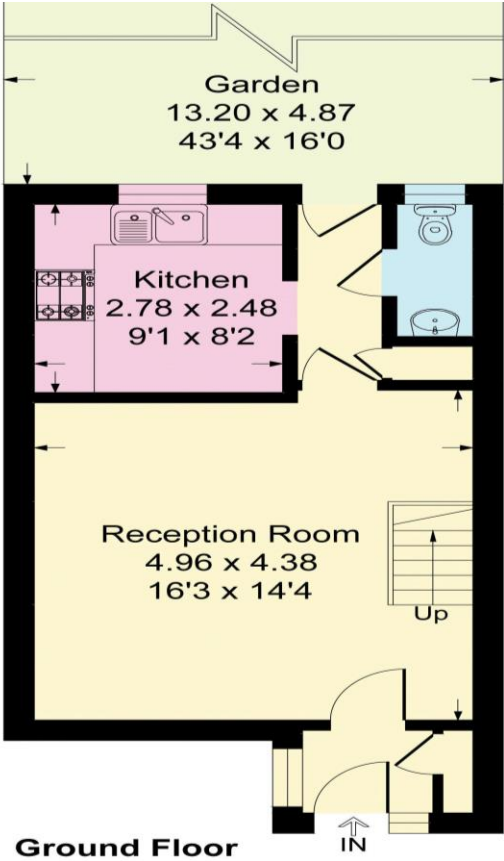
NO ONWARD CHAIN! Based just a short walk from the town centre and train station is this beautiful three-bedroom home, perfect for any first-time buyers. This well presented home boasts a spacious living room, leading through to a modern kitchen and practical cloakroom. There are three great sized bedrooms upstairs, with plenty of living space, alongside the well-kept family bathroom. There is a charming rear garden ready for the next owners to enjoy, with a garage and parking also to the rear. We highly recommend viewing this exceptional home.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



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.