



# 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)



**TWO CAR DRIVEWAY**

**POTENTIAL TO EXTEND (STPP)**

**FOOTS CRAY MEADOWS**

**100+ FT REAR GARDEN**

**MORDERNISED AND WELL  
PRESENTED**

**CLOSE TO AMENITIES**



**23 Palm Avenue**  
Sidcup, DA14 5JF

**£495,000**



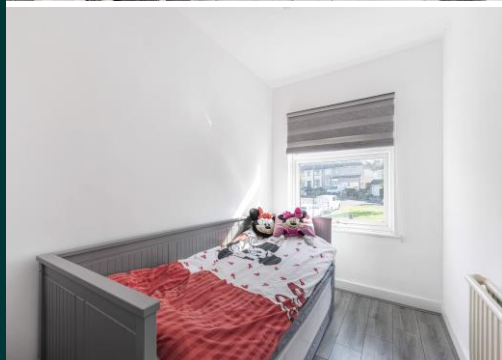
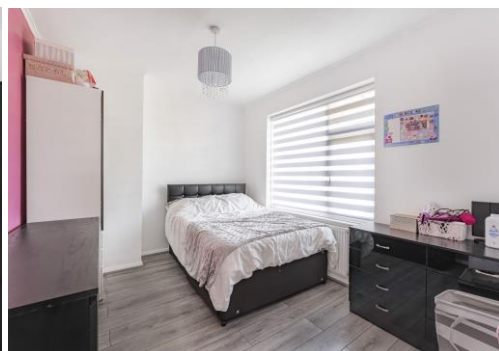
New to the market is this exceptional three-bedroom family home. Ready for the next owners to enjoy and make their own, this semi-detached home offers a great amount of space, a practical layout and a huge amount of potential. The home comprises of an open plan living and dining area to extended kitchen. There are three bedrooms upstairs boasting living and storage space, serviced by the fitted family bathroom. This family home benefits from driveway parking as well as a large garage, perfect for storage, additional parking or a variety of uses. The rear garden provides a great amount of outdoor space, ready for the next owners to make their own.

**EPC RATING:** D

**COUNCIL TAX BAND:** D

**TENURE:** Freehold

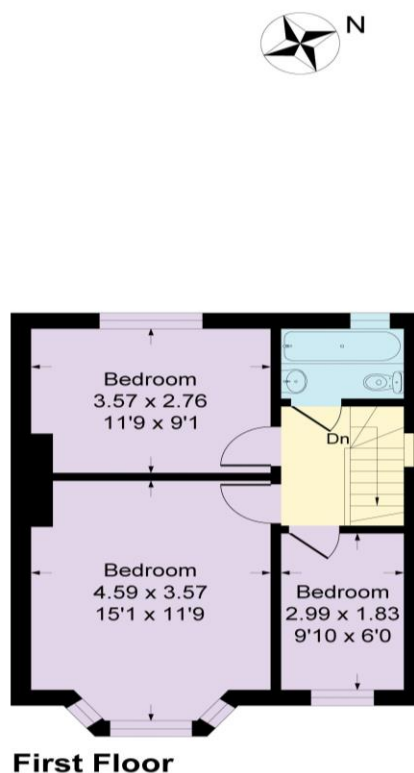
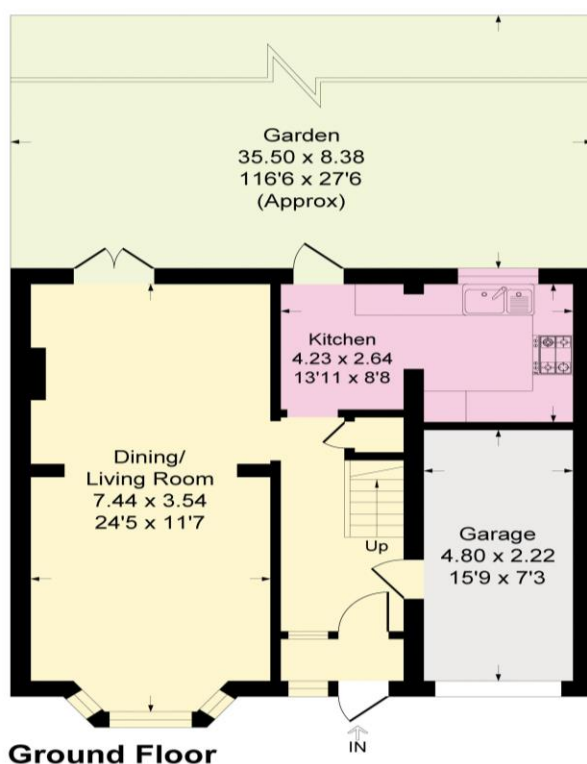
**LEASE TERM:** Not Applicable



Approximate Gross Internal Area = 89.3 sq m / 961 sq ft

Garage Area = 10.6 sq m / 115 sq ft

Total Area = 99.9 sq m / 1076 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.