



# VILLAGE ESTATES

• EST.1993 •



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**TWO BEDROOMS**

**WELL - PRESENTED  
THROUGHOUT**

**CLOSE TO AMENITIES**

**OPEN PLAN LIVING / KITCHEN  
AREA**

**DRIVEWAY AND GARAGE**

**IDEAL FIRST TIME BUY**



**85 Sherwood Park Avenue**  
Sidcup, DA15 9JQ

**Guide Price £415,000 -  
£430,000**

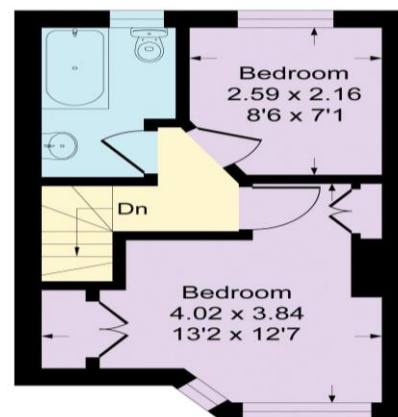


## STUNNING PRESENTATION THROUGHOUT!

New to the market and sure to impress any first time buyers is this immaculate two bedroom home based close to all local amenities. This exceptionally presented home offers a spacious open plan living / dining area downstairs which leads on to the well-presented kitchen area. The home offers two bedrooms upstairs, alongside the family bathroom. There is the benefit of parking for multiple vehicles to the front, with a spacious garage to the rear boasting an exceptional amount of storage. This home is ready for the next owners to move into and enjoy.



**Ground Floor**



**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.