



VILLAGE ESTATES

• EST. 1993 •

93 Main Road, Sidcup, Kent DA14 6ND

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**EXTENDED KITCHEN/LIVING
AREA**

**WEST FACING REAR GARDEN
2 BEDROOM PLUS STUDY**

**FOUR PIECE FAMILY BATHROOM
CENTRAL SIDCUP LOCATION
EDWARDIAN PROPERTY**



**34 Lincoln Road
Sidcup, DA14 6LQ**

£525,000

Boasting excellent kerb appeal, Village Estates are delighted to offer this beautifully modernised and extended Edwardian terraced home. The property features two generous double bedrooms along with a versatile study, ideal for home working. A thoughtfully designed rear extension creates a spacious kitchen and entertaining area that opens onto a west-facing garden, while a separate front reception room provides a welcoming retreat. Ideally located, the home is just a short walk from Sidcup High Street and approximately one mile from Sidcup Mainline Station.

EPC RATING: C

TENURE: Freehold

COUNCIL TAX BAND: D

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.