



VILLAGE ESTATES

• EST. 1993 •

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**NO ONWARD CHAIN
IDEAL FIRST TIME BUY
LARGE DRIVEWAY**

**THREE BEDROOMS
GENEROUS GARDEN
CLOSE TO AMENITIES**



**53 Foots Cray Lane
Sidcup, DA14 4NP**

£475,000

NO ONWARD CHAIN! Spacious three-bedroom family home close to all amenities and transport links. This semi-detached home is ready for the next owners to make their mark, with plenty of potential in this generously sized property. Boasting two reception rooms, fitted kitchen and sliding doors out to the large garden, this home is sure to excite any first-time buyers. There are three decent sized bedrooms upstairs, alongside the family bathroom. We highly recommend viewing early to avoid disappointment.

EPC RATING: D

TENURE: Freehold

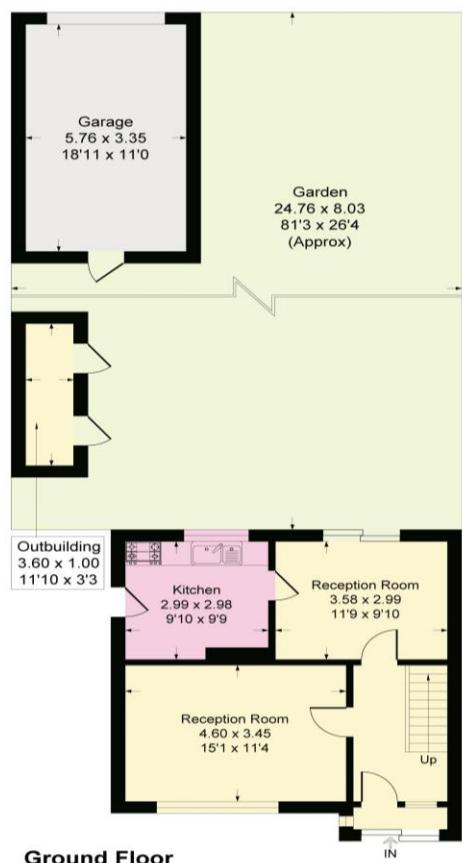
COUNCIL TAX BAND: D

LEASE TERM: Not Applicable



Foots Cray Lane, DA14

Approximate Gross Internal Area = 89.8 sq m / 967 sq ft
 Garage = 19.2 sq m / 208 sq ft
 Outbuilding = 3.6 sq m / 39 sq ft
 Total = 112.5 sq m / 1214 sq ft



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.