



THREE BEDROOMS

OPEN PLAN LIVING / KITCHEN AREA

**EN-SUITE BATHROOM TO
MASTER BEDROOM**

EXTENDED

**WELL-PRESENTED
THROUGHOUT**

DRIVEWAY PARKING



**127 Lyndon Avenue
Sidcup, DA15 8RW**

**Guide Price £450,000 -
£475,000**

EXTENDED FAMILY HOME! Village Estates are delighted to present this immaculate and modernised three-bedroom home, boasting a rear and loft extension. The property offers a spacious and open plan living and dining area, onto the high specification kitchen. This well-presented space is perfect for relaxing and entertaining, with the added benefit of a downstairs cloakroom. The first floor provides two great sized bedrooms as well as the beautiful family shower room. The master bedroom is based on the third floor offering plenty of living space and its own spacious en-suite bathroom. There is driveway parking to the front and a carefully maintained rear garden, perfect for the summer months. We highly recommend viewing this exceptional home.



Lyndon Avenue, DA15

Approximate Gross Internal Area = 77.2 sq m / 831 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.