



4 Bexley High Street, Bexley, Kent DA5  
1AD

Tel: 01322 522111

Email: [bexley@village-estates.com](mailto:bexley@village-estates.com)

[www.village-estates.com](http://www.village-estates.com)



**\* THREE BEDROOM SEMI-DETACHED \* EXTRA GARDEN PLOT TO THE SIDE \***

**\* OFF ROAD PARKING \* TRANQUIL LOCATION \***

**\* SIDE ACCESS \* POTENTIAL TO EXTEND (STPP) \***

**\* CLOSE TO FOOTSCRAY MEADOWS \***



**61 Gattons Way  
Sidcup, DA14 5EW**

**Offers in Excess of £440,000**

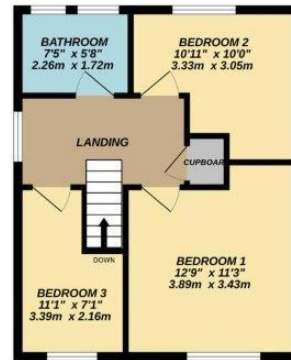
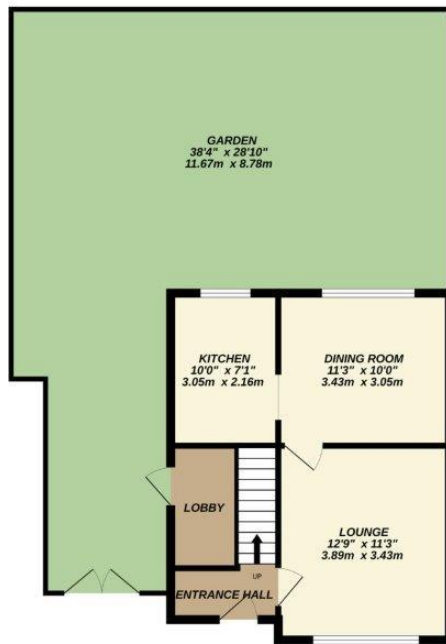
Village Estates are delighted to offer to the market this **THREE BEDROOM SEMI DETACHED HOUSE** located within a moments walk of The Foots Cray Meadows. The accommodation on offer comprises **GROUND FLOOR:** Entrance Hall, Main Reception Room, Dining Room, Kitchen and Storage Room which offers access to the Garden. **FIRST FLOOR:** Three Bedrooms and Bathroom. Additional benefits are **Off-Road Parking, Wider Garden Plot than Average and Combination Boiler - Your earliest viewing comes highly advised.**



**EPC RATING C**  
**COUNCIL TAX BAND D**

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Hozonpro ©2022

We understand this property is Freehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION.** Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.