

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)



- \* NO FORWARD CHAIN \* FOUR/FIVE BEDROOM DETACHED HOUSE \*
- \* APPROX 2300 SQ FT \* DOUBLE GARAGE TO SIDE \* AMPLE OFF ROAD PARKING \*
- \* EXECUTIVE GATED DEVELOPMENT \* FRONT AND REAR GARDENS \*
- \* TWO/THREE RECEPTION ROOMS \* SPACIOUS KITCHEN AND UTILITY ROOM \*
- \* VIEWING COMES HIGHLY RECOMMENDED \*



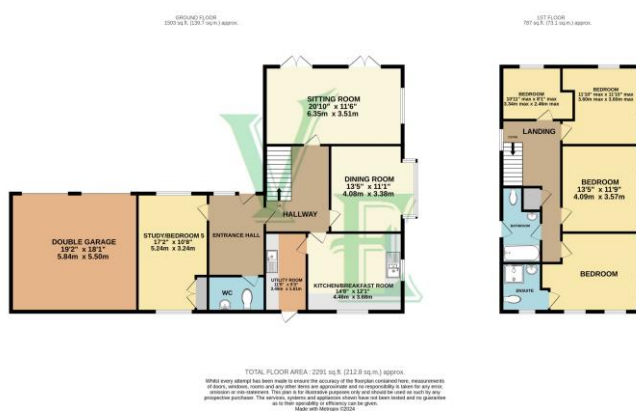
**3 Holt Close**  
Sidcup, DA14 5EQ

**£890,000**

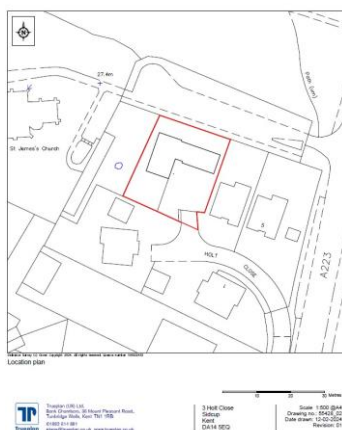


Village Estates are delighted to present to the market this **FOUR/FIVE BEDROOM DETACHED HOUSE** situated in an executive gated development. Offering approximately 2300 square feet and offered with the added benefit of **NO CHAIN**. Within easy reach of local schools, shops and Foots Cray Meadows viewing comes highly recommended....

**EPC RATING C**  
**COUNCIL TAX BAND G**



**Agent Note:** The drainage system for Holt Close is operated by a drainage pump located in adjoining land to 3 Holt Close. It will be the owner of 3 Holts Closes responsibility to keep the pump (and any conduits serving it) in good repair and condition. There is an access gate in the boundary fence. The separately metered electricity supply serving the drainage pump is located at the side of the house. Each of the five properties is required to contribute 20% towards the cost of maintenance and upkeep of the sewerage.



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.