



* FOOTS CRAY MEADOWS * CHAIN FREE *

* CORNER PLOT * EN-SUITE TO MASTER BEDROOM * GROUND FLOOR WC *

* CONSERVATORY * GARAGE *

* IN AND OUT DRIVE-WAY *



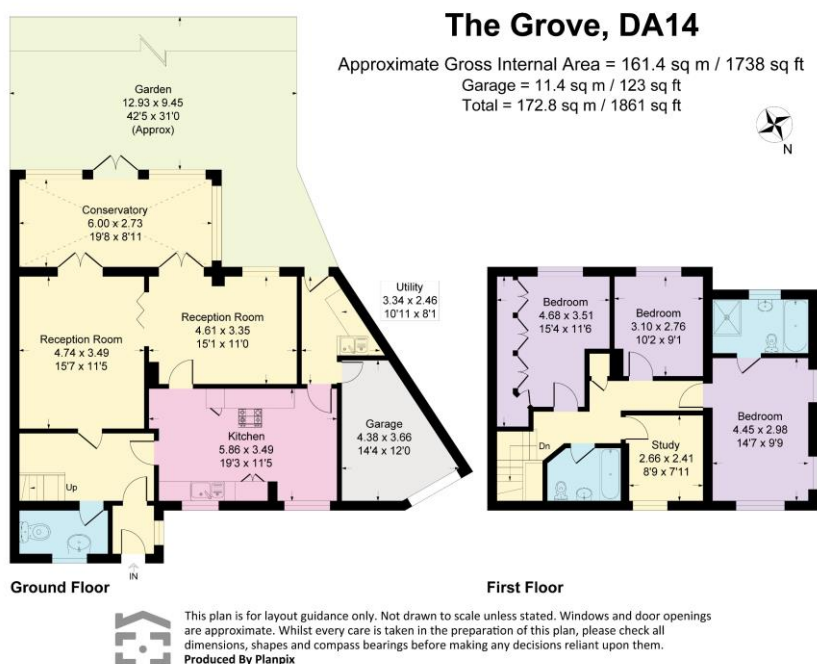
35 The Grove
Sidcup, DA14 5NG

**Guide Price £615,000 -
£635,000**

Located on the edge of the highly sought-after Foots Cray Meadows, this well-presented four-bedroom semi-detached home offers generous living space, a versatile layout, and a desirable chain-free purchase. The ground floor features a welcoming entrance hall, a spacious living area, and a bright conservatory overlooking the south westerly garden, ideal for relaxing or entertaining. The property also benefits from a well-equipped kitchen, a separate utility room, and a convenient ground floor WC. An integral garage provides secure parking and additional storage. Upstairs, the home offers four well-proportioned bedrooms, including a principal bedroom with ample space, served by two bathrooms, making it ideal for families or those needing flexible accommodation. Set in a prime position overlooking open green space, the property enjoys a peaceful setting while remaining within easy reach of local schools, shops, transport links, and amenities. Offered chain free, this is an excellent opportunity to acquire a spacious family home in a highly desirable location.



EPC RATING C
COUNCIL TAX BAND E



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.