



VILLAGE ESTATES

• EST.1993 •



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PREMIER ROAD IN CENTRAL SIDCUP

POTENTIAL TO EXTEND (STPP)

**GARAGE WITH IN AND OUT
DRIVEWAY**

**EASY REACH OF SIDCUP HIGH
STREET**

THREE BEDROOMS

GARDEN WITH OUTBUILDING



4 Walton Road
Sidcup, DA14 4LD

£800,000

Set within one of Sidcup's most desirable residential locations, this substantial detached bungalow offers exceptional space, flexibility and future potential. The well-balanced accommodation includes three/four double bedrooms, two bathrooms, a spacious living room and a stylish kitchen/breakfast room, all presented in excellent condition. Outside, the property benefits from a private rear garden with a detached garden room, a double garage and generous off-street parking. Ideally positioned within easy walking distance of Sidcup Station, the High Street and a selection of highly regarded schools, this is a superb home with scope to enhance or extend further, subject to the necessary planning permissions.

EPC RATING: D

COUNCIL TAX BAND: F

TENURE: Freehold

LEASE TERM: Not Applicable



Walton Road, Sidcup, Kent, DA14

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft
Outbuilding = 9.0 sq m / 97 sq ft
Garage = 17.9 sq m / 193 sq ft
Total = 160.2 sq m / 1725 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.