



# VILLAGE ESTATES



• EST.1993 •

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**NO ONWARD CHAIN**

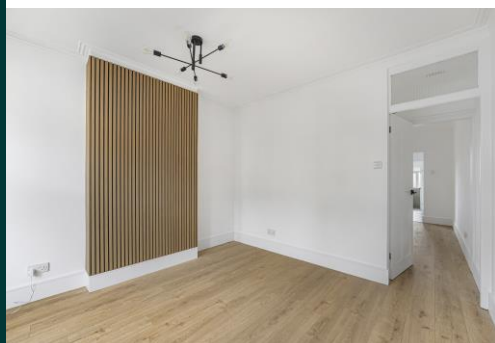
**MODERN KITCHEN WITH NEW APPLIANCES**

**IDEAL FIRST TIME BUY**

**IMMACULATE THROUGHOUT**

**SEPERATE RECEPTION ROOMS**

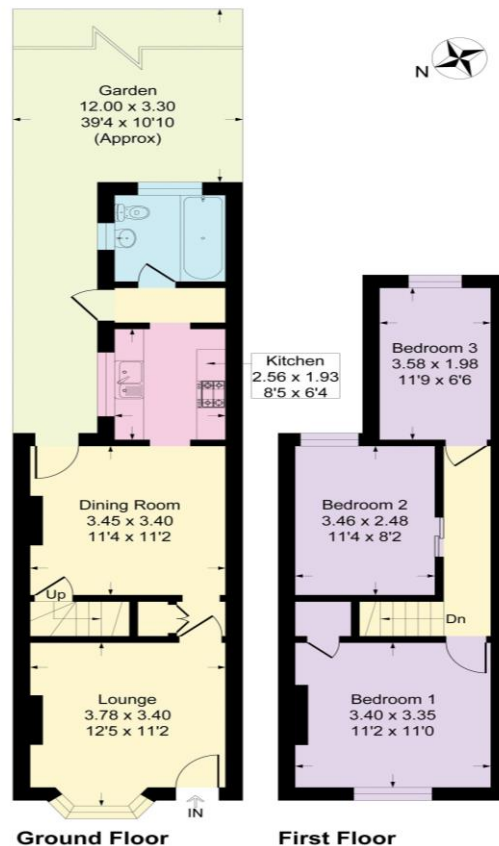
**SOUGHT AFTER LOCATION**



**9 Sussex Road  
Sidcup, DA14 6LG**

**Guide Price £450,000 -  
£475,000**

**IIMMACULATE THREE BEDROOM HOME OFFERED WITH NO ONWARD CHAIN! Village Estates are delighted to present this stunning property, situated in the sought-after County Roads. Finished to an impeccable standard by the previous owners, this home offers the opportunity to move straight in and enjoy. The property boasts a separate living area and dining room, a modern kitchen with brand-new appliances, and a beautifully presented family bathroom. The home offers three separate bedrooms, making it perfect for any growing family. The rear garden has been carefully designed, featuring a paved patio leading onto an artificial lawn, creating the perfect outdoor space for the summer months. With all local amenities just a short walk away, this superb property is sure to impress. We highly recommend viewing!**



**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.