



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

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

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



**OFFERED WITH NO ONWARD CHAIN**

**FOUR BEDROOMS AND THREE  
BATHROOMS**

**BEAUTIFUL GARDEN WITH LARGE  
PAVED PATIO AND SWIMMING POOL**

**SOUGHT AFTER LOCATION**

**THREE RECEPTION ROOMS**

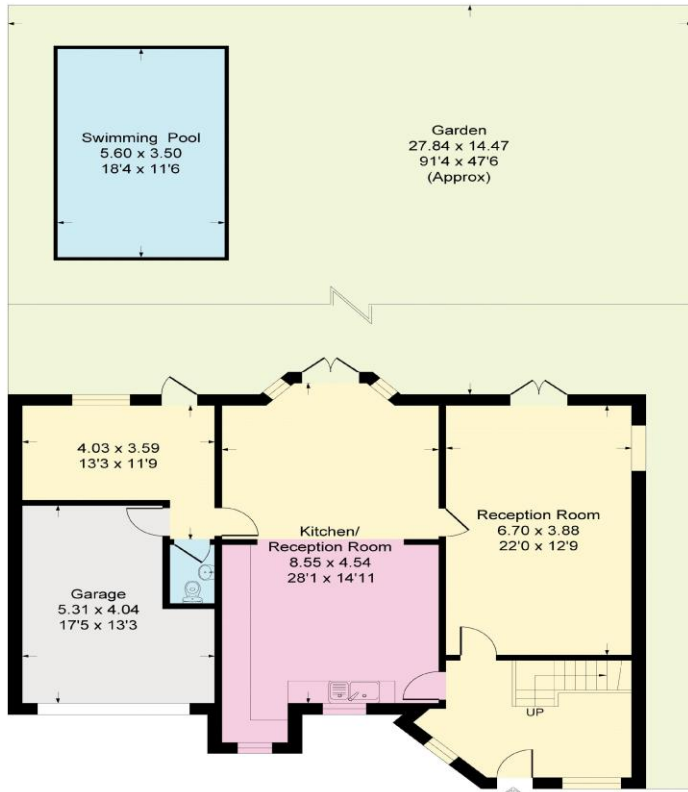
**LARGE DRIVEWAY WITH SPACIOUS  
GARAGE**



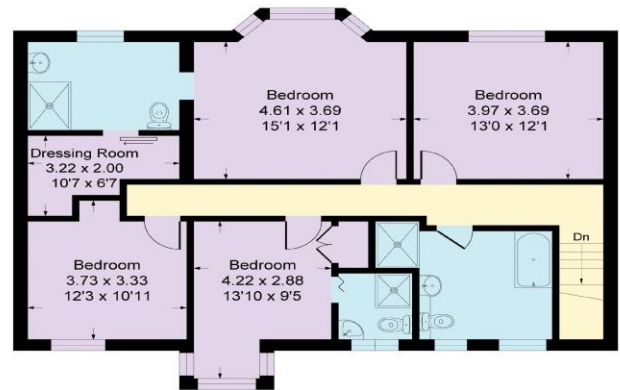
**5 Upperton Road**  
Sidcup, DA14 6BB

**£1,350,000**

EXCEPTIONAL FOUR BEDROOM DETACHED RESIDENCE IN ONE OF SIDCUP'S MOST SOUGHT-AFTER LOCATIONS! Village Estates are delighted to present this outstanding four-bedroom detached family residence, finished to an exceptional standard throughout and offering an impressive blend of luxury, space and versatility. Designed with modern family living in mind, the ground floor boasts an expansive living room alongside a stunning open-plan kitchen, dining and family area, creating the perfect space for both everyday living and entertaining. A further reception room provides endless possibilities, whether utilised as a games room, home office or additional lounge. The first floor continues to impress with four generously proportioned bedrooms. The magnificent principal suite offers a true sense of luxury, complete with a spacious walk-in wardrobe and an elegant en-suite wet room. The second bedroom also benefits from its own stylish en-suite shower room, whilst the remaining double bedrooms are served by a beautifully appointed family bathroom. The landscaped rear garden provides a superb outdoor retreat, with an expansive paved terrace overlooking the immaculately maintained lawn and the stunning swimming pool, creating the perfect setting for entertaining guests or relaxing with family throughout the warmer months. To the front, the property is equally impressive, boasting a substantial in-and-out driveway providing ample parking for numerous vehicles, together with a spacious garage. Rarely does a home of this quality, size and specification become available in such a desirable location. Early viewing comes highly recommended to fully appreciate everything this exceptional home has to offer.



Ground Floor



First Floor

## Upperton Road, DA14

Approximate Gross Internal Area = 191.8 sq m / 2065 sq ft  
Garage = 18.3 sq m / 198 sq ft  
Total = 210.1 sq m / 2263 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.