



VILLAGE ESTATES



• EST.1993 •

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**NO ONWARD CHAIN**

**STUNNING LOFT ROOM**

**MODERN KITCHEN**

**EXCEPTIONAL FINISH  
THROUGHOUT**

**SPACIOUS DINING AREA**

**IMMACULATE BATHROOM AND  
EN-SUITE**



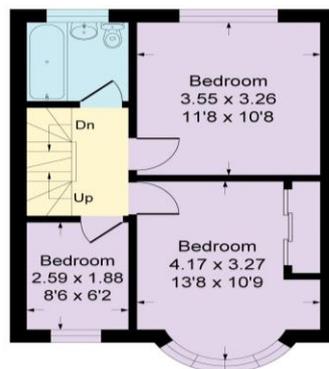
**18 Merrilees Road**  
Sidcup, DA15 8JH

**Guide Price £600,000-  
£625,000**

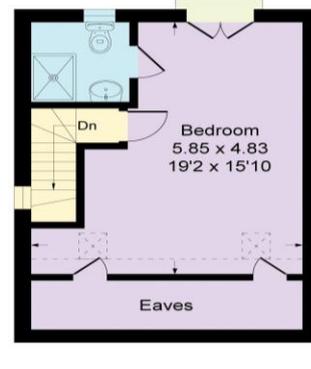
**OFFERED WITH NO ONWARD CHAIN! SPACIOUS EXTENDED FAMILY HOME!**  
 Guide Price £625,000 - £650,000. Village Estates are proud to present this immaculately finished, extended family home. Close to all local schools and amenities, this four-bedroom property offers a huge amount of living space, with a spacious living room, large dining area, leading through to the modern kitchen and utility room. The home benefits from three generous bedrooms on the first floor, alongside the stunning family bathroom. The carefully planned master suite on the top floor offers a great amount of living space, storage as well as its own en-suite shower room. There is a generous garden to the rear, perfect for any growing family to enjoy, and off-street parking to the front. We highly recommend viewing this fantastic home.



**Ground Floor**



**First Floor**



**Second Floor**

## Merrilees Road, DA15

Approximate Gross Internal Area  
 119.3 sq m / 1285 sq ft  
 Outbuilding = 9.7 sq m / 105 sq ft  
 Total = 129.0 sq m / 1390 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.