



VILLAGE ESTATES

• EST.1993 •



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SOUTH FACING GARDEN

**POTENTIAL TO EXTEND AND
IMPROVE**

CONSERVATION AREA

AMPLE OFF STREET PARKING

CUL DE SAC LOCATION

**SHORT WALK TO SIDCUP HIGH
STREET**



10 Old Forge Way
Sidcup, DA14 4QL

£800,000

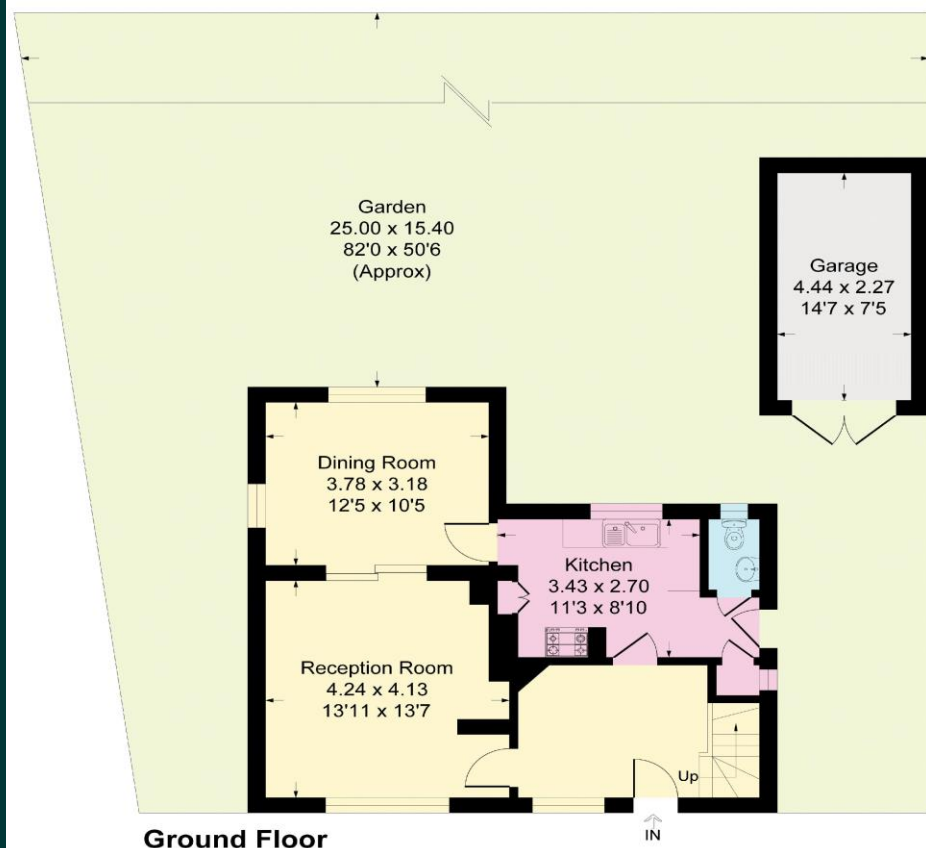
Offered with no onward chain, this attractive Arts & Crafts-style property occupies a desirable cul-de-sac location within a conservation area, just a short walk from Sidcup High Street and its excellent range of shops, cafés and amenities. A particular highlight is the south-facing rear garden, providing a bright and private outdoor space, while the property also benefits from ample off-street parking to the front. Internally, the property offers a distinctive feature entrance hall in the Arts & Crafts style, leading to two well-proportioned reception rooms and providing an excellent foundation for modernisation. The accommodation offers considerable scope for a purchaser to improve, update and potentially extend, subject to the necessary planning permissions and consents.

EPC RATING: E

COUNCIL TAX BAND: G

TENURE: FREEHOLD

LEASE TERM: Not Applicable



Old Forge Way, DA14

Approximate Gross Internal Area
110.9 sq m / 1194 sq ft
Garage = 10.0 sq m / 108 sq ft
Total = 120.9 sq m / 1302 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.