



# VILLAGE ESTATES

• EST.1993 •



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**Chain Free Four-bedroom  
detached family home**

**Outstanding School Catchment**

**Generous rear garden & integral  
garage**

**Walking distance to Station and  
Shops**

**Two reception rooms plus study**

**Spacious kitchen and Extended  
dining room**



**6 Larch Grove**  
Sidcup, DA15 8WJ

**Guide Price £900,000-  
£950,000**

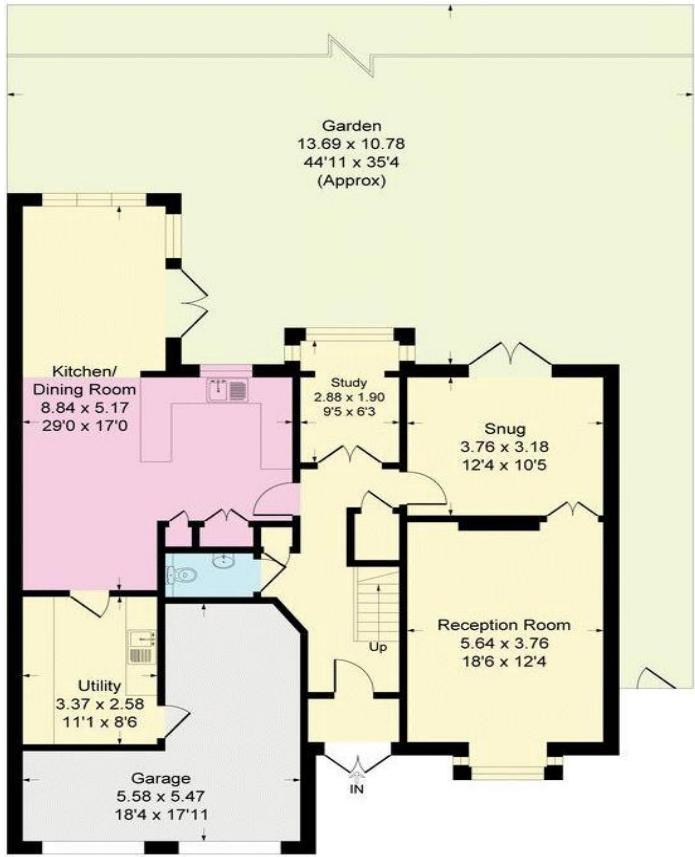
Set in the sought-after Hollies, this beautifully presented four-bedroom detached home offers generous and versatile accommodation, including two reception rooms, a spacious kitchen/dining room, utility room, study and integral garage. Upstairs are four well-proportioned bedrooms and two bathrooms. The property is in excellent condition throughout and enjoys a substantial rear garden. Further benefits include access to the exclusive Countryside Club, with membership entirely optional and no compulsory membership fees. Offered with the significant advantage of being chain free, this superb family home is ready to move straight into.

EPC RATING: C

COUNCIL TAX BAND: G

TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area  
 163.4 sq m / 1759 sq ft  
 Garage = 20.2 sq m / 217 sq ft  
 Total = 183.6 sq m / 1976 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.