



VILLAGE ESTATES

• EST.1993 •



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Well-presented four-bedroom family home

Conservatory opening onto a secluded rear garden

Two practical reception rooms

Ample off-street parking

Principal bedroom with en-suite shower

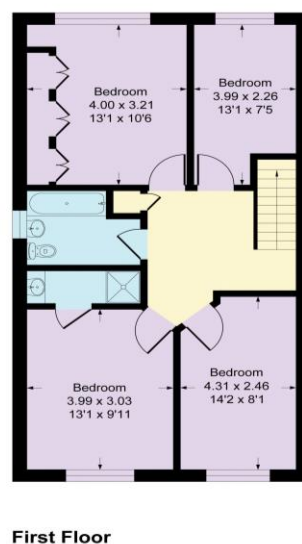
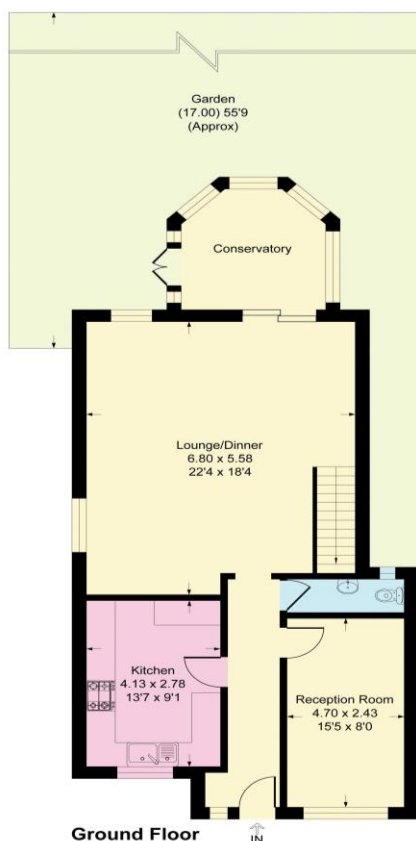
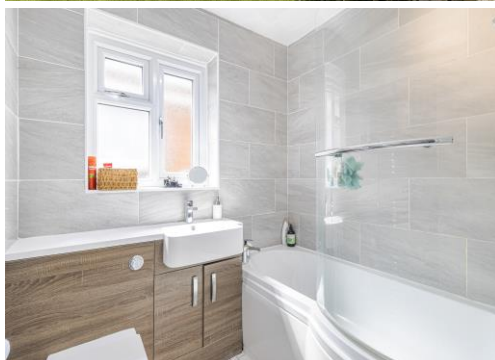
Close to New Eltham station



1B St. Margarets Avenue
Sidcup, DA15 7NP

**Guide Price £700,000-
£725,000**

This well-presented four-bedroom link-detached home offers comfortable family living in a convenient residential setting. The property features ample off-street parking, a conservatory opening onto a secluded rear garden, well-proportioned bedrooms with an en-suite shower to the principal bedroom, and two practical reception rooms ideal for everyday use. Located close to local shops and Dulverton Primary School, with excellent transport links to New Eltham train station and surrounding areas for easy daily commuting.



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.