



# VILLAGE ESTATES



• EST.1993 •

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**TWO DOUBLE BEDROOMS**  
**OPEN-PLAN KITCHEN DINER**  
**WALKING DISTANCE TO SIDCUP**  
**STATION**

**LOFT ROOM AND OFFICE/STUDY**  
**SECLUDED REAR GARDEN**  
**CLOSE TO AMENITIES**



**11 Warwick Road**  
**Sidcup, DA14 6LJ**

**£570,000**

A charming period property situated on the ever-popular County Roads, ideally located within easy reach of Sidcup High Street and the local train station. This characterful home offers a loft room, two double bedrooms, a study, private front reception, and an open-plan kitchen/diner leading onto a secluded rear garden. A viewing is highly recommended to fully appreciate the space, charm, and lifestyle this attractive residence has to offer.

EPC RATING: TBC

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable

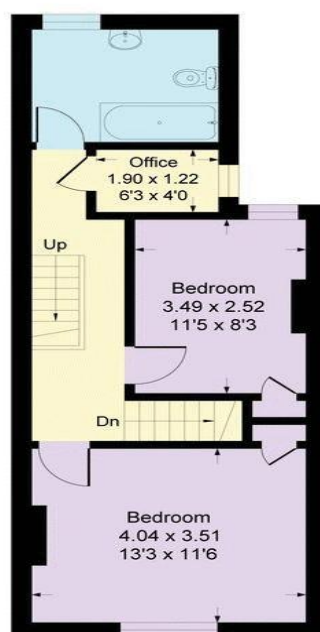


## Warwick Road, DA14

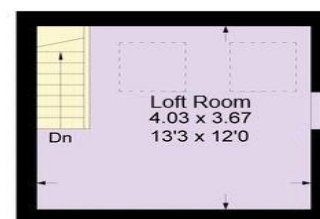
Approximate Gross Internal Area = 100.9 sq m / 1087 sq ft



Ground Floor



First Floor



Second Floor

### 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.