



VILLAGE ESTATES



• EST.1993 •

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IDEAL FIRST TIME BUY

THREE BEDROOMS

**WALKING DISTANCE TO SIDCUP
STATION**

OFFERED CHAIN FREE

CENTRAL SIDCUP LOCATION

GARAGE EN BLOC



36 Langford Place
Sidcup, DA14 4AZ

£450,000

IDEAL FIRST TIME BUY! New to the market and sure to impress is this well presented three bedroom home. This ideal first time buy, allows the next owners to move straight in and enjoy. There is a spacious living area, providing a perfect place to relax and entertain, leading through to the modern kitchen / dining area. Three bedrooms upstairs, alongside a family bathroom. The property offers a well presented rear garden, with garage. The close proximity to local schooling, town centre and Sidcup station make this a practical and convenient location for family life.

EPC RATING: C

COUNCIL TAX BAND: D

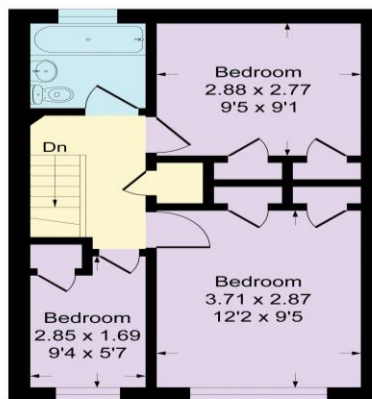
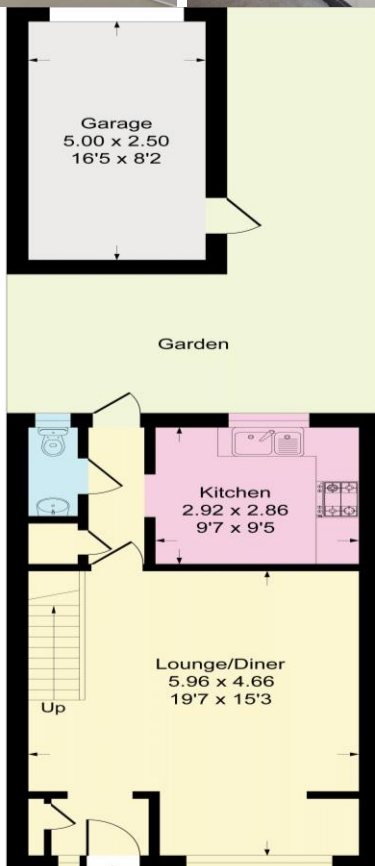
TENURE: Freehold

LEASE TERM: Not Applicable



**Langford Place,
Sidcup, Kent, DA14**

Approximate Gross Internal Area
77.3 sq m / 833 sq ft
Garage = 12.5 sq m / 135 sq ft
Total = 89.8 sq m / 968 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.