



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



WELL PRESENTED FAMILY HOME

THREE BEDROOMS

CLOSE TO SCHOOLS AND AMENITIES

SPACIOUS OPEN PLAN LIVING AREA

BEAUTIFUL GARDEN

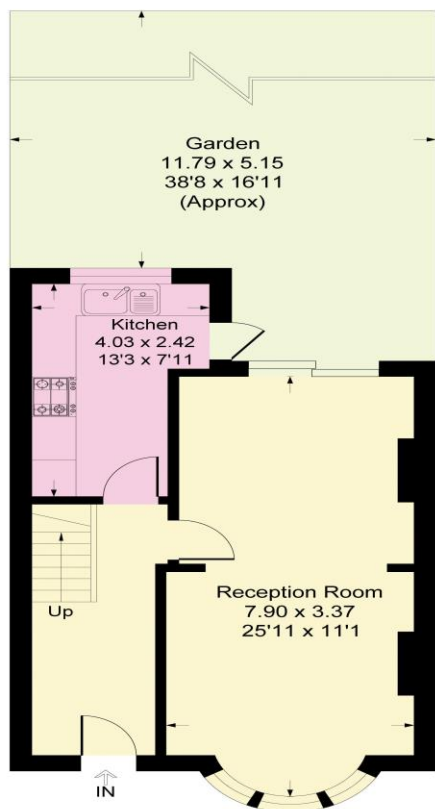
DRIVEWAY PARKING



23 Merrilees Road
Sidcup, DA15 8JH

**Guide Price £500,000 -
£525,000**

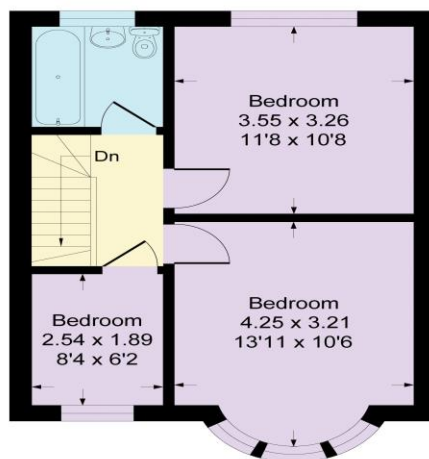
BEAUTIFULLY PRESENTED FAMILY HOME CLOSE TO ALL LOCAL SCHOOLS AND AMENITIES!
 Village Estates are proud to welcome to the market this well-presented three bedroom family home, situated on a quiet cul-de-sac just a short walk from local schools and amenities. This stunning home offers a generous open plan living area, providing a fantastic space to relax, dine and entertain, alongside the well-presented modern kitchen. Upstairs boasts three great-sized bedrooms, providing ample living and storage space, serviced by the family bathroom. The home benefits from a beautiful rear garden, featuring a separate seating area and laid lawn, perfect for enjoying the summer months. The generous driveway provides off-street parking for multiple vehicles. We highly recommend viewing this exceptional family home.



Ground Floor

Merrilees Road, DA15

Approximate Gross Internal Area
 81.2 sq m / 875 sq ft



First 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.