



VILLAGE ESTATES

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DETACHED FAMILY HOME

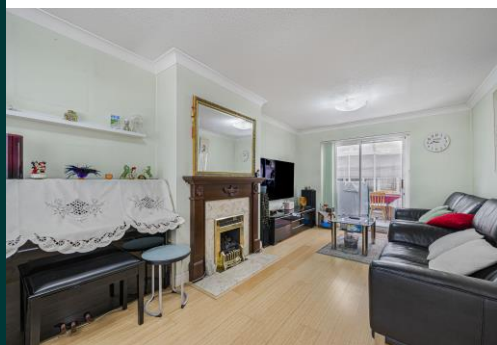
**DOUBLE GARAGE AND
DRIVEWAY PARKING**

SPACIOUS LIVING ROOM

FOUR BEDROOMS

**FAMILY BATHROOM AND EN-
SUITE**

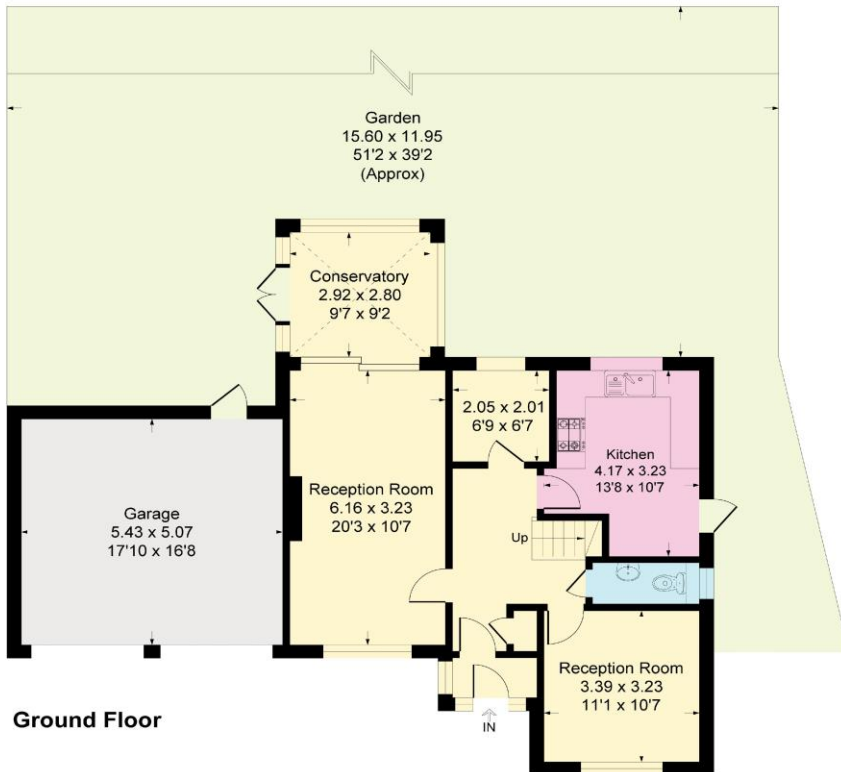
SOUGHT-AFTER LOCATION



**11 Maple Leaf Drive
Sidcup, DA15 8WG**

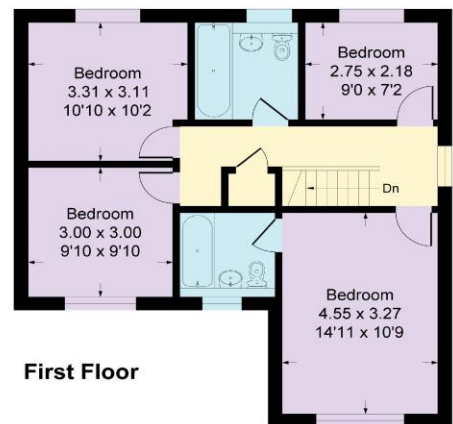
**Guide Price £850,000 -
£875,000**

SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION! New to the market, this impressive four-bedroom detached home offers generous living space in one of Sidcup's most desirable areas. The ground floor features a large, welcoming living room, a separate dining room ideal for entertaining, and a well-appointed fitted kitchen. A convenient downstairs cloakroom adds to the practicality of the layout. Upstairs, you'll find four well-proportioned bedrooms, including a spacious master bedroom with its own en-suite bathroom. The remaining bedrooms are served by a modern family bathroom. Externally, the property boasts a substantial double garage providing excellent storage, along with a sizeable driveway offering parking for multiple vehicles. The rear garden offers quiet and private space, perfect for relaxing or enjoying the warmer months. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



Maple Leaf Drive, DA15

Approximate Gross Internal Area
 133.1 sq m / 1433 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Total = 160.6 sq m / 1729 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.