



# VILLAGE ESTATES



• EST.1993 •

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**IMMACULATE PRESENTATION  
THROUGHOUT**

**MODERN KITCHEN**

**GREAT LOCATION**

**TWO GENEROUS BEDROOMS**

**ALLOCATED PARKING**

**IDEAL FIRST TIME BUY**



**3 Woodside Road  
Sidcup, DA15 7JF**

**Guide Price £395,000 -  
£410,000**

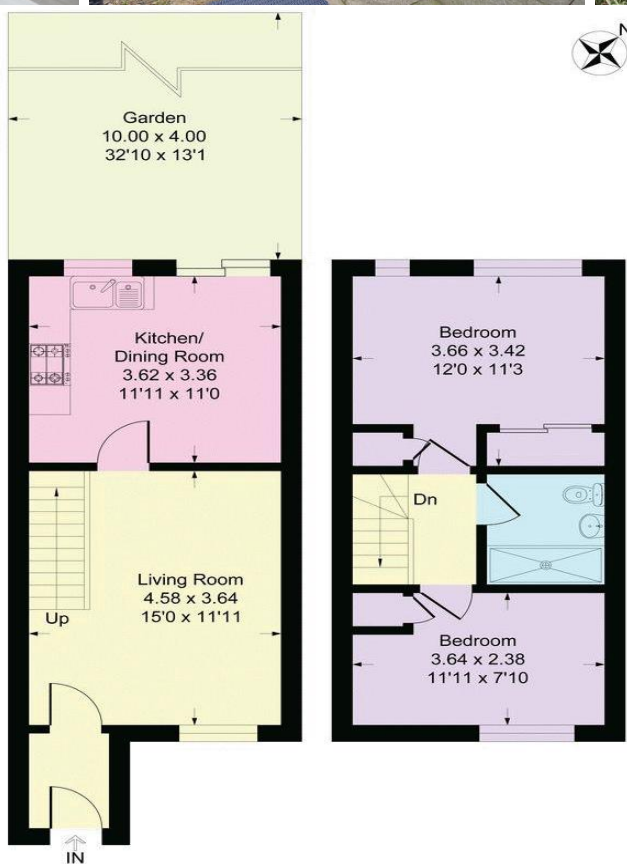
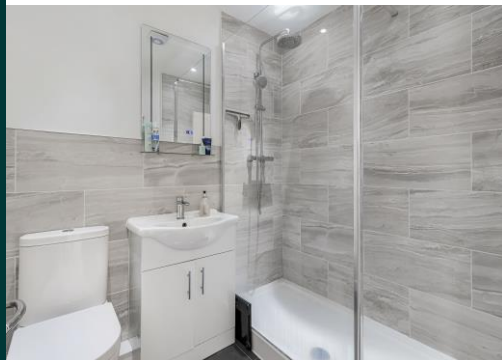
New to the market and sure to impress is this beautifully modernised two-bedroom home, situated in a popular location in Sidcup. Ideally positioned close to local schools, shops and amenities, this property is perfect for first-time buyers or young families alike. Presented to an impeccable standard throughout, the home offers a spacious and welcoming living room which flows seamlessly into the stunning modern kitchen, creating a fantastic space for both relaxing and entertaining. Upstairs, there are two well-presented bedrooms, both generously sized and filled with natural light, alongside a stylish contemporary bathroom. Externally, the property benefits from a beautifully maintained rear garden, ideal for enjoying the summer months, as well as allocated parking to ensure convenience and peace of

**EPC RATING: C**

**COUNCIL TAX BAND: D**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**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.