



# VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**First floor two-bedroom flat**

**Two generously sized bedrooms**

**Short walk to Sidcup Mainline  
Station**

**Spacious open plan living area**

**Convenient location close to  
Sidcup amenities**

**Ideal for first-time buyers**



**Flat 4 Crombie House**  
**20 Hatherley Road**  
Sidcup, DA14 4FJ

**Guide Price £400,000-  
£425,000**

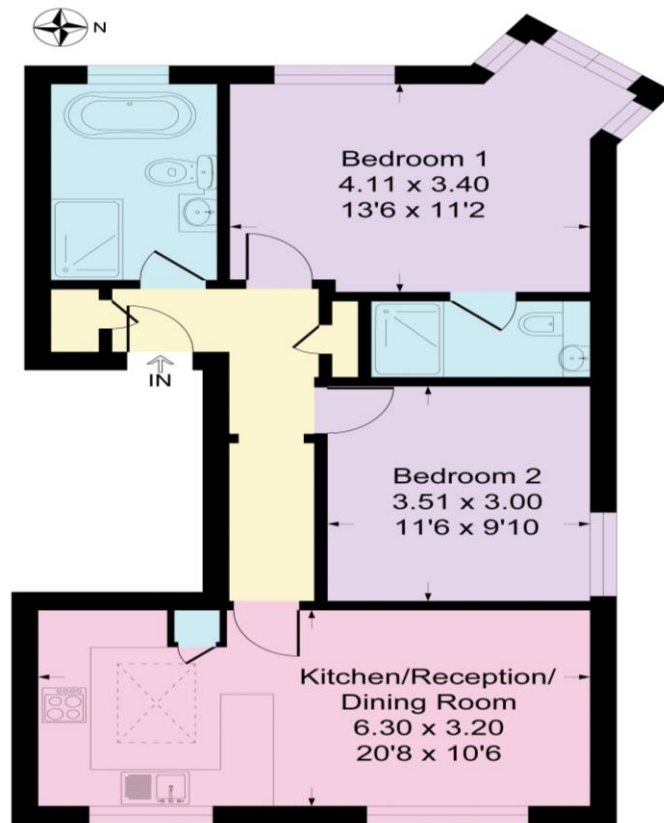
Offered with no chain and situated in a convenient and well-connected location on Hatherley Road, this well-presented two-bedroom first floor flat at 4 Crombie House offers comfortable and practical living ideal for first-time buyers, downsizers, or investors. Further benefits include easy access to local shops, transport links, and amenities in Sidcup. This property represents a fantastic opportunity to acquire a ready-to-move-into home in a popular residential area.

**EPC RATING: B**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: 125 Year from 01/03/2020**



**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.