



# VILLAGE ESTATES



• EST.1993 •

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**NO ONWARD CHAIN**  
**GARAGE AND PARKING**  
**LARGE LIVING AREA**

**LEASE TO BE RE-NEWED UPON EXCHANGE**  
**EXCELLENT LOCATION**  
**GENEROUS BEDROOMS**



**3 Arundel 'The Park'**  
Sidcup, DA14 6AP

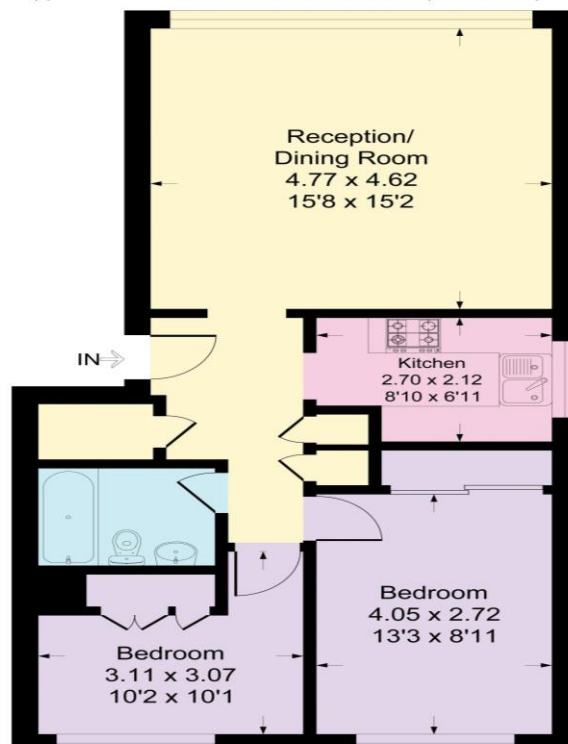
**£320,000**

**NO ONWARD CHAIN!** Situated in a fantastic location close to a wide range of local amenities, this well-presented two-bedroom home is ideal for first-time buyers. The property boasts a spacious living room, offering ample space for both relaxing and dining. There are two generously sized bedrooms, alongside a modern bathroom and a fitted kitchen designed for practical everyday living. Externally, the home benefits from its own garage and allocated parking, as well as access to beautifully maintained communal gardens. Early viewing is highly recommended, call now to arrange an appointment.



### Arundel, DA14

Approximate Gross Internal Area = 62.4 sq m / 672 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.