



# VILLAGE ESTATES



• EST.1993 •

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**Braundton Avenue Conservation Area**

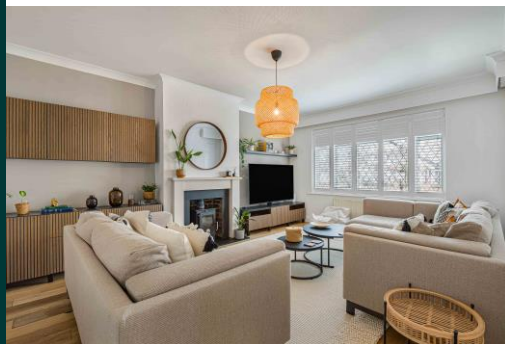
**Excellent school catchment**

**Well presented and modernised throughout**

**Larger than average chalet-style house**

**Convenient for Sidcup station and the Oval**

**Principle Bedroom with Dressing Room**



**36 Braundton Avenue**  
Sidcup, DA15 8EW

**£795,000**

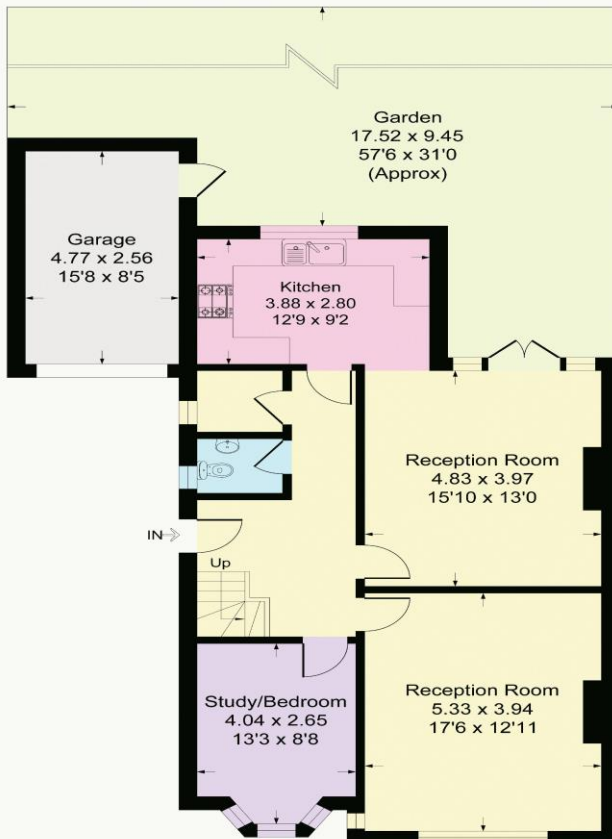
Situated within the sought-after Braundton Avenue Conservation Area on a popular tree-lined road, this modernised and beautifully presented extended chalet-style house offers generous and flexible accommodation. The property features three well-proportioned bedrooms, with the added benefit of a potential fourth bedroom or study to the ground floor, along with two reception rooms. As the largest style of chalet and ideally positioned within easy reach of Sidcup mainline station, along with a range of highly regarded primary and secondary schools, this home is perfectly suited to family living. Further benefits include scope for additional extension, subject to the usual consents, making this a home that can grow with your needs.

**EPC RATING: D**

**COUNCIL TAX BAND: F**

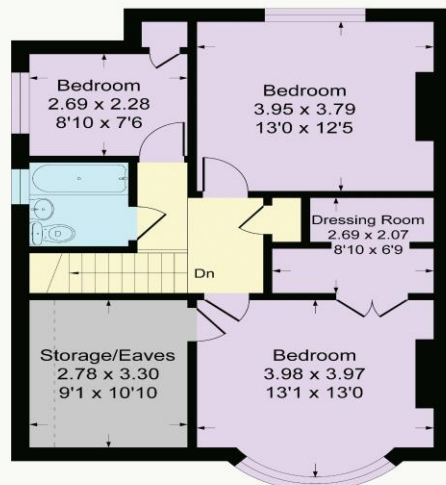
**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**Braundton Avenue, DA15**

Approximate Gross Internal Area  
 133.9 sq m / 1442 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 146.1 sq m / 1573 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.