VILLAGE ESTATES
• EST.1993 •
93 Main Road, Sidcup, Kent DA14 6ND Tel: 0208 302 1002 www.village-estates.com Email: sidcup@village-estates.com



GROUND FLOOR MAISONETTE

TWO GENEROUS BEDROOMS

BEAUTIFUL PRIVATE GARDEN

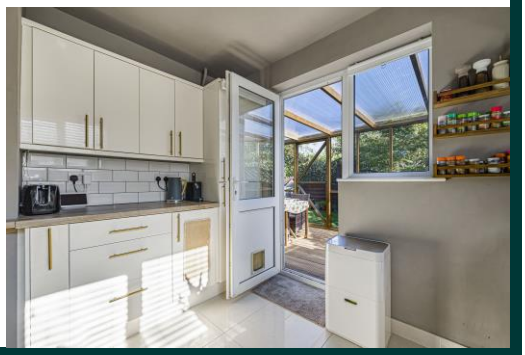
COVERED OUTDOOR SEATING AREA

IMMACULATE CONDITION THROUGHOUT

GARAGE EN BLOC







39 Colyer Close

London, SE9 3QG

Guide Price £375,000 - £385,000

IMMACULATE TWO BEDROOM GROUND FLOOR MAISONETTE WITH STUNNING PRIVATE GARDEN!

Village Estates are delighted to present this beautifully presented two bedroom ground floor maisonette, boasting a fantastic level of finish throughout and a generous amount of living space. The property offers a modern kitchen, spacious living room, two well-proportioned bedrooms and a contemporary family bathroom. To the rear, a covered outdoor seating area that provides an additional reception space, overlooking the stunning private rear garden and creating the perfect setting to relax and enjoy the warmer months. The property also benefits from a garage en bloc, providing useful additional parking or storage.

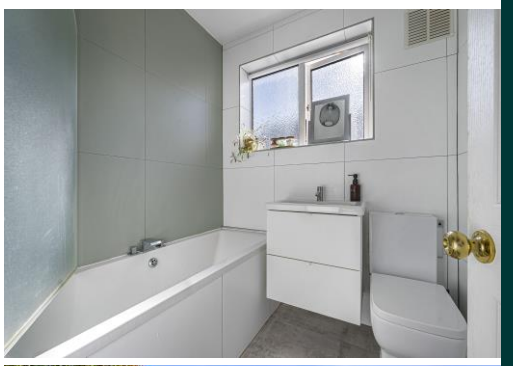
EPC RATING: C

COUNCIL TAX BAND: C

TENURE: Leasehold

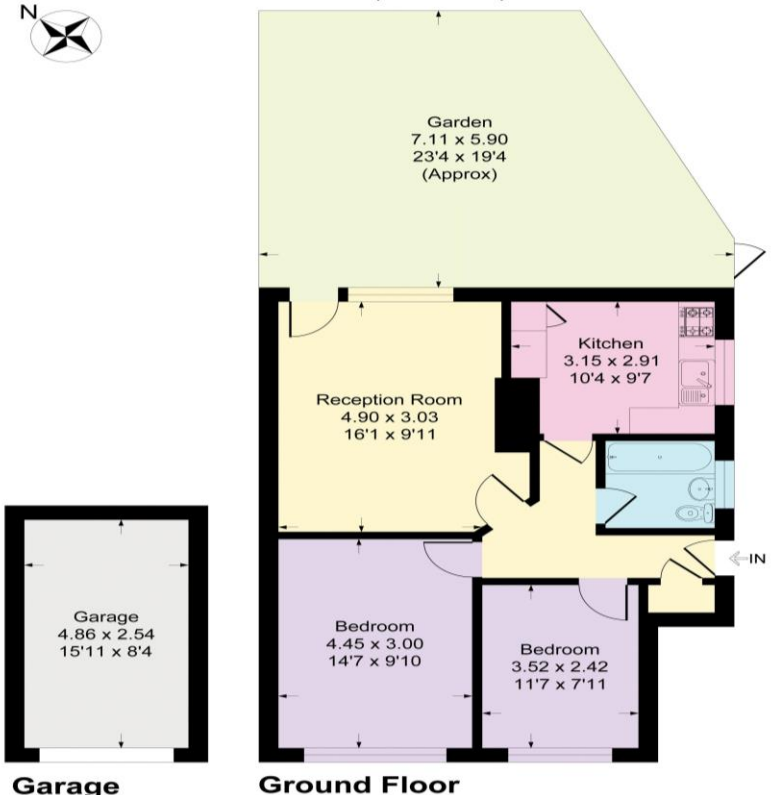
LEASE TERM: Not Applicable








Approximate Gross Internal Area = 60.7 sq m / 654 sq ft
Garage = 12.3 sq m / 133 sq ft
Total = 73.0 sq m / 787 sq ft



CONSUMER PROCTECTION 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.