



# VILLAGE ESTATES



• EST.1993 •

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**IDEAL FIRST TIME BUY**

**BEAUTIFUL GARDEN**

**GARAGE ON BLOC**

**POPULAR LOCATION**

**OFF-STREET PARKING**

**WELL-PRESENTED  
THROUGHOUT**



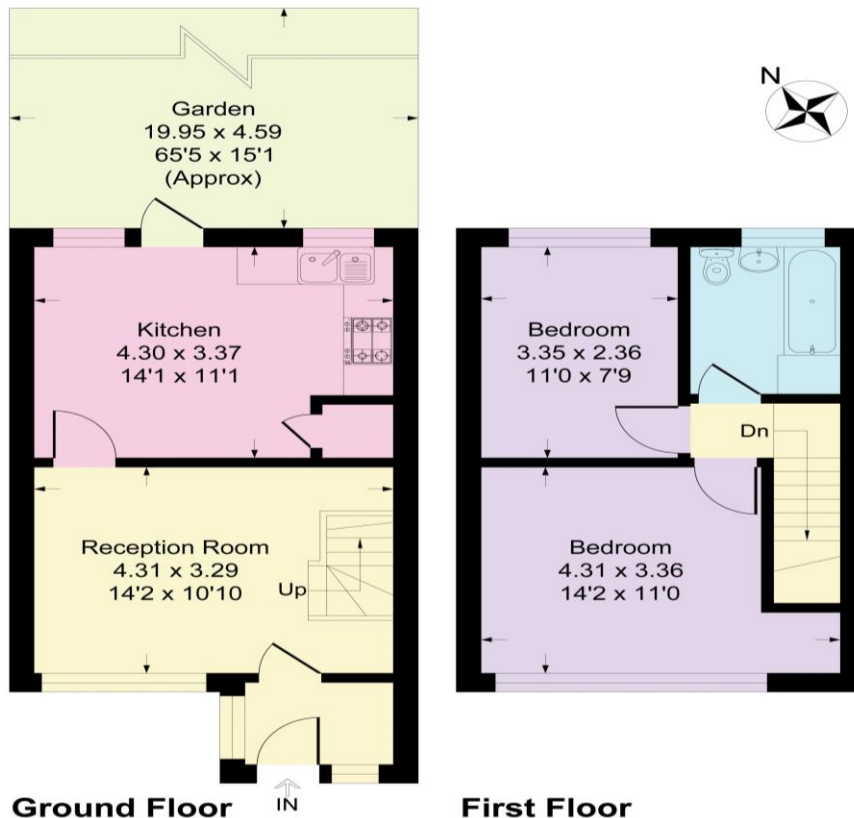
**62 Tyron Way**  
Sidcup, DA14 6AZ

**Guide Price £400,000 -  
£425,000**

**IDEAL FIRST TIME BUY!** Village Estates are delighted to present this immaculate two-bedroom home close to all local amenities. The property offers a great level of presentation throughout and is ready for the next owners to move in and enjoy. There is a welcoming living area, leading through to the modern and spacious kitchen. The two great sized bedrooms offer plenty of living and storage space, alongside the well-presented family bathroom. The home benefits from a beautiful rear garden, offering a laid lawn and decked seating area, perfect for the summer months. There is off-street parking to the front, with a garage on bloc for additional parking or storage options. Call now to book your viewing.



Approximate Gross Internal Area = 61.3 sq m / 660 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.