VILLAGE ESTATES

• EST.1993 •

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

NO ONWARD CHAIN

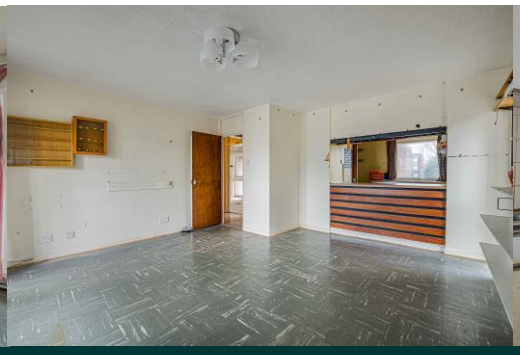
EXCELLENT TRANSPORT LINKS

ALLOCATED PARKING

IN NEED OF MODERNISATION

TWO BEDROOMS

CLOSE TO ALL AMENITIES



31 Sandalwood House
Longlands Road
Sidcup, DA15 7NB

Guide Price £240,000-£260,000

NO ONWARD CHAIN! IN NEED OF MODERNISATION! Based just a short walk from Sidcup station and all local amenities, this two-bedroom home is perfect for any first-time buyer looking to put their own stamp on their next home. The property offers a spacious living room, kitchen and generously sized bathroom. There are two good sized bedrooms with plenty of living space and built in storage. The property offers its own allocated parking and an ideal location for any commuter. Call now to arrange your viewing!

EPC RATING: D

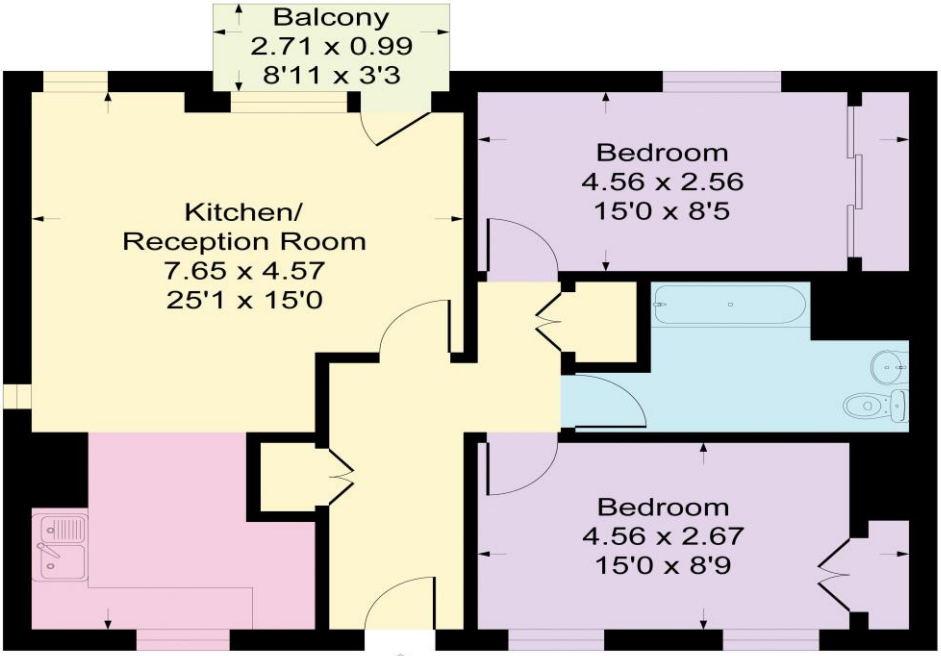
COUNCIL TAX BAND: C

TENURE: Leasehold

LEASE TERM: 999 from 31st July 1982

Sandalwood House, Longlands Road, DA15

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



Second Floor

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.