



# VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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**IMMACULATE PRESENTATION  
THROUGHOUT**

**BEAUTIFUL GARDEN**

**SPACIOUS KITCHEN**

**THREE DOUBLE BEDROOMS**

**OPEN PLAN LIVING AREA**

**OFF-STREET PARKING**



**260 Main Road  
Sidcup, DA14 6QE**

**£675,000**

Village Estates are delighted to present this stunning three-bedroom semi-detached home, offering generous living space and a high-quality finish throughout. The property comprises a welcoming entrance hallway leading to a spacious kitchen, ideal for modern living. To the rear, a large open-plan living/dining area provides a versatile space perfect for both relaxing and entertaining. There is also an additional reception room, currently used as a home office, along with a convenient ground floor cloakroom. Upstairs, the property boasts three well-proportioned bedrooms, all served by a stylish, modern family bathroom. Externally, the property features a substantial rear garden with a paved patio area overlooking a large lawn, ideal for outdoor entertaining. To the front, there is off-street parking for multiple vehicles. Situated in a sought-after location, the property is within easy reach of local amenities, schools, and transport links.

**EPC RATING: C**

**COUNCIL TAX BAND: E**

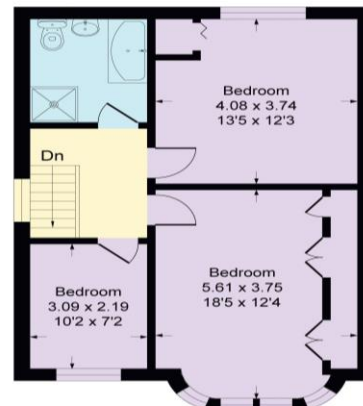
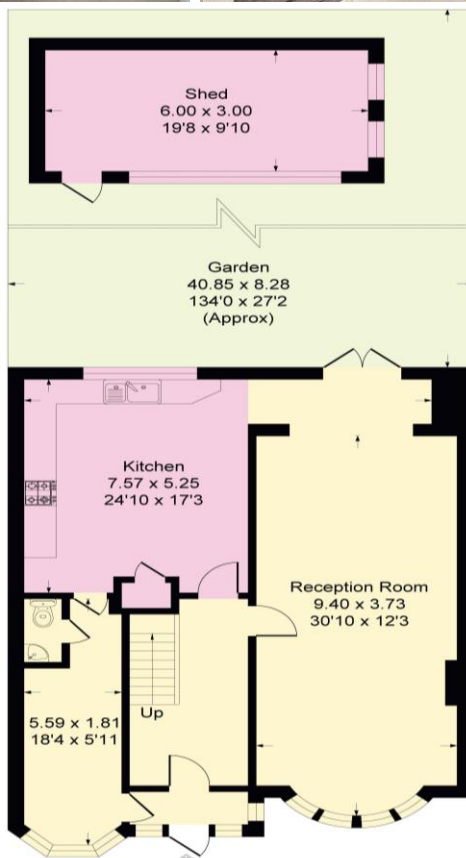
**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**Main Road, DA14**

Approximate Gross Internal Area  
 141.3 sq m / 1521 sq ft  
 Shed = 18.0 sq m / 194 sq ft  
 Total = 159.3 sq m / 1715 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.