



# VILLAGE ESTATES

• EST.1993 •



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**NO ONWARD CHAIN**

**BEAUTIFUL GARDEN**

**ADDITIONAL OFFICE/ STUDY**

**EXTENDED FAMILY HOME**

**EN-SUITE TO MAIN BEDROOM**

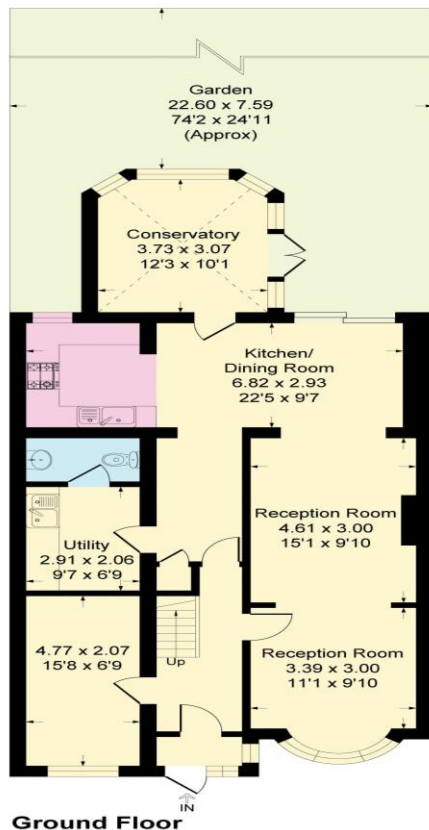
**OPEN PLAN KITCHEN / DINING  
AREA**



**67 Harland Avenue**  
Sidcup, DA15 7NY

**£700,000**

**SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION, OFFERED WITH NO ONWARD CHAIN!** Village Estates are delighted to present this spacious three-bedroom semi-detached family home, ideally situated in a sought-after location and offered to the market with no onward chain. Offering generous living accommodation throughout, this fantastic property is perfect for any growing family. The ground floor boasts a bright and spacious open-plan living room, providing the ideal space to relax, entertain and enjoy family life, leading through to the generous kitchen/dining area. There is also a separate reception room, previously used as a home office, offering flexibility to suit a variety of needs, alongside a fitted utility room and convenient downstairs W.C. Upstairs, the property offers three well-proportioned bedrooms, with the impressive principal bedroom benefiting from an abundance of space and its own en-suite shower room. The remaining bedrooms are serviced by a well-presented family bathroom. To the rear, the property features a spacious conservatory overlooking the well-maintained garden. Outside, there is a paved patio, a generous laid lawn and an additional seating area at the top of the garden, providing the perfect spot to enjoy the sun throughout the day. This wonderful family home offers an excellent balance of space, practicality and location, and we highly recommend viewing to fully appreciate everything it has to offer.



**Harland Avenue, DA15**  
 Approximate Gross Internal Area  
 154.6 sq m / 1664 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.