



# VILLAGE ESTATES



• EST.1993 •

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**IDEAL FIRST TIME BUY**

**TWO RECEPTION ROOMS**

**TWO GENEROUS BEDROOMS**

**SOUGHT-AFTER LOCATION**

**MODERN KITCHEN**

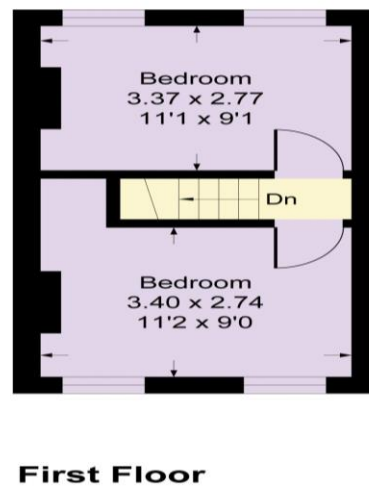
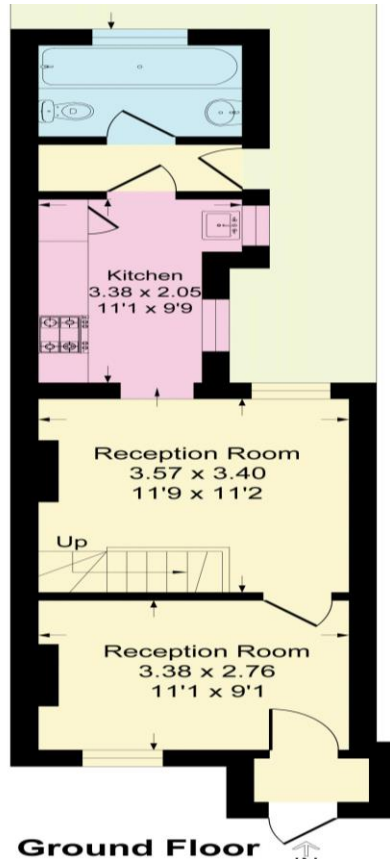
**WELL-PRESENTED GARDEN**



**30 Woodside Road**  
Sidcup, DA15 7JQ

**Guide Price £400,000-  
£425,000**

**BEAUTIFUL TWO BEDROOM HOME BASED IN A SOUGHT-AFTER LOCATION! New to the market and sure to impress all first-time buyers, this well-presented home is ready for the new owners to enjoy. The property boasts two reception rooms, providing a great array of living options, a modern kitchen and immaculate family bathroom. There are two generous bedrooms upstairs, both offering plenty of living and storage space. The charming rear garden will provide the perfect suntrap and outdoor space in the summer months. This popular location is a short walk to all local amenities and schools, as well as excellent transport links. Call now to book your viewing.**



**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.