



VILLAGE ESTATES

• EST.1993 •



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Beautiful period end-of-terrace home

West-facing rear garden with shed and patio

Excellent condition throughout

Extended Open-plan kitchen/dining room

No forward chain

Must be viewed to be appreciated



31 Bedford Road
Sidcup, DA15 7JP

**Guide Price £525,000-
£550,000**

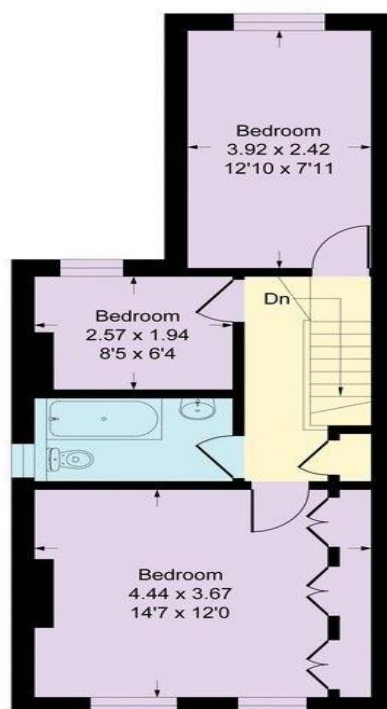
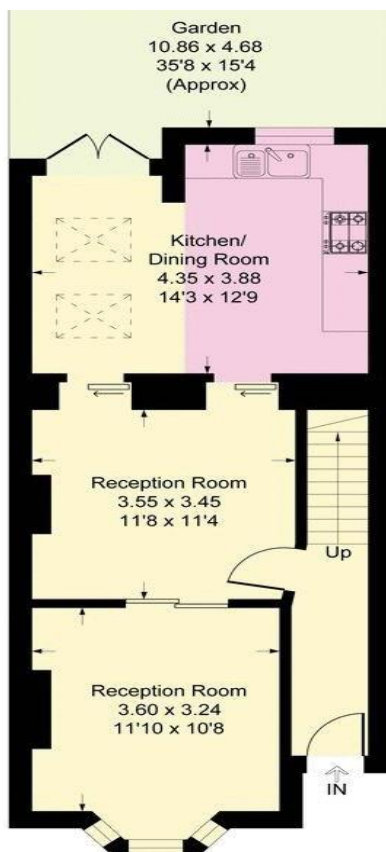
Rarely does a property combine period charm, modern presentation and such a convenient location. This beautifully maintained three-bedroom end-of-terrace home is presented in excellent condition throughout and is offered to the market with no forward chain, making it an ideal purchase for families, first-time buyers or those looking to move without delay. The accommodation features two welcoming reception rooms, a stylish open-plan kitchen/dining room overlooking the garden, three bedrooms and a family bathroom. Outside, the property benefits from a west-facing rear garden, perfect for enjoying afternoon and evening sunshine. Conveniently situated close to excellent schools, transport links and local amenities, this is a home that is sure to impress. Early viewing comes highly recommended.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



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.