



VILLAGE ESTATES



• EST.1993 •

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**LOCATED BEHIND A GATED
DRIVEWAY**

WEST FACING GARDEN

TWO SHOWER ROOMS

**MODERN DETACHED COACH
HOUSE**

TWO RECEPTIONS

**SHORT WALK TO FOOTSCRAY
MEADOWS**



**Baytree Cottage, Rectory
Lane**

Sidcup, DA14 6RD

£650,000

Tucked away off a gated driveway on sought-after Rectory Lane, Baytree Cottage is a beautifully presented modern detached coach house offering privacy just moments from Foots Cray Meadows. Set back from the road, the home enjoys a secure and secluded setting with bright, contemporary interiors and excellent natural light. A standout feature is the west-facing rear garden, ideal for outdoor dining and relaxing in the afternoon and evening sun.

EPC RATING: E

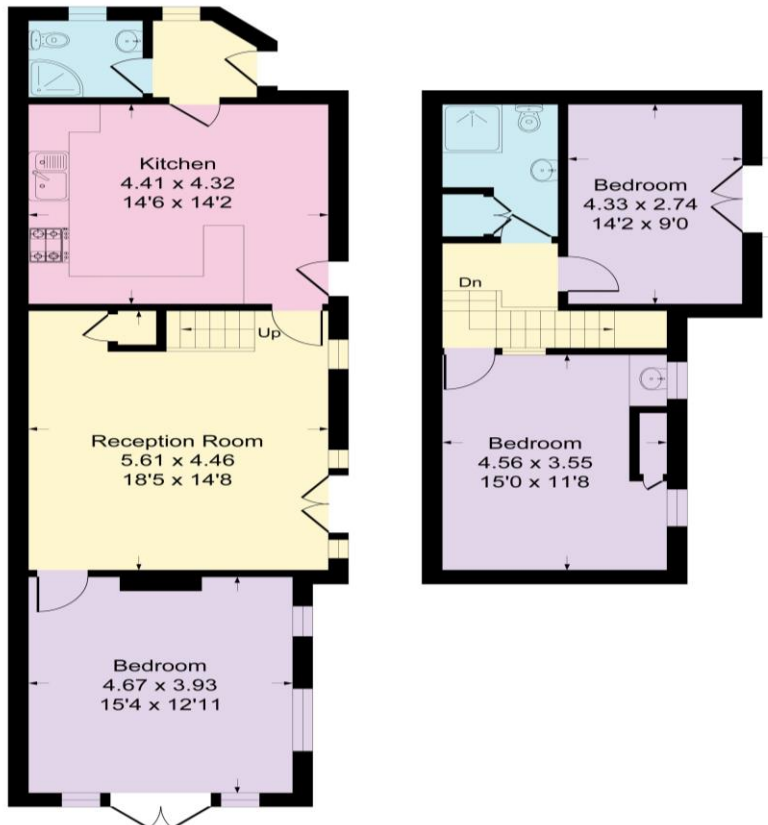
COUNCIL TAX BAND: C

TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 108.3 sq m / 1167 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.