



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



NO ONWARD CHAIN
EXCELLENT LOCATION
EXTENDED LEASE

**WELL-PRESENTED
THROUGHOUT**
GENEROUS ROOM SIZES
GARAGE ON BLOC



13 Granville Road
Sidcup, DA14 4BW

**Guide Price £300,000 -
£320,000**

NO ONWARD CHAIN! Village Estates are delighted to present this immaculate two-bedroom top-floor maisonette, ideally located just a short walk from Sidcup High Street and Sidcup Station. Beautifully presented throughout, the property offers two generously sized bedrooms, a modern kitchen, a well-appointed bathroom, and a spacious living room with ample room for both relaxing and dining. Further benefits include a private garage en-bloc and a well-maintained private garden with a laid lawn, providing excellent outdoor space to enjoy. This exceptional home is sure to impress and early viewing is highly recommended.

EPC RATING: C

COUNCIL TAX BAND: C

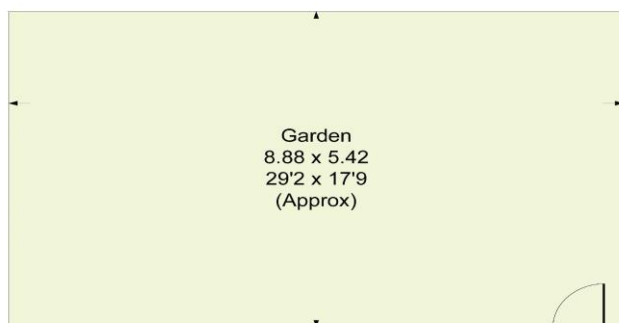
TENURE: Leasehold

LEASE TERM: 139 Year Lease

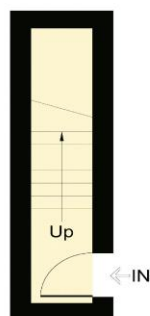


Granville Road, DA14

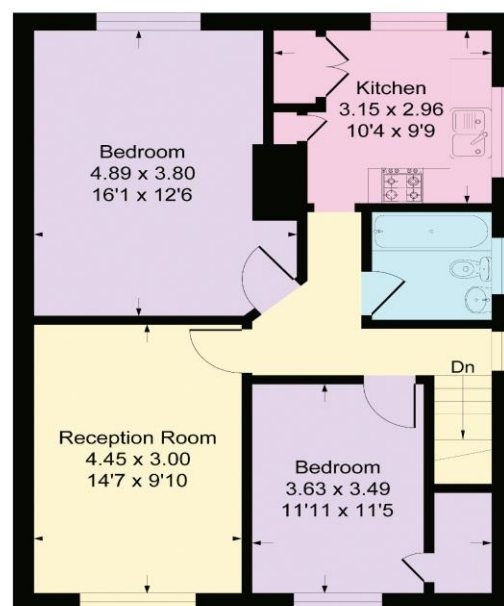
Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



Garden



Ground Floor



First Floor

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.