



# VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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**TWO DOUBLE BEDROOMS**  
**NO FORWARD CHAIN**  
**CLOSE TO AMENITIES**

**ALLOCATED PARKING TO FRONT**  
**EARLY VIEWING RECOMMENDED**  
**PRIVATE FRONT AND REAR GARDENS**



**3 Sunburst Close**  
Tonbridge, TN12 9TS

**Guide Price £300,000-**  
**£310,000**

Situated in a quiet and desirable cul-de-sac in the popular village of Marden, this well-presented home offers an excellent opportunity for first-time buyers or those looking to step onto the property ladder. The property features a bright and spacious living room, creating a comfortable space for both relaxing and entertaining. The kitchen/dining area offers access out to the private rear garden. Upstairs, the home offers two generous double bedrooms, both well-proportioned and filled with natural light, alongside a family bathroom. Externally, the property benefits from private front and rear gardens, ideal for outdoor enjoyment, as well as allocated parking for convenience

EPC RATING: C

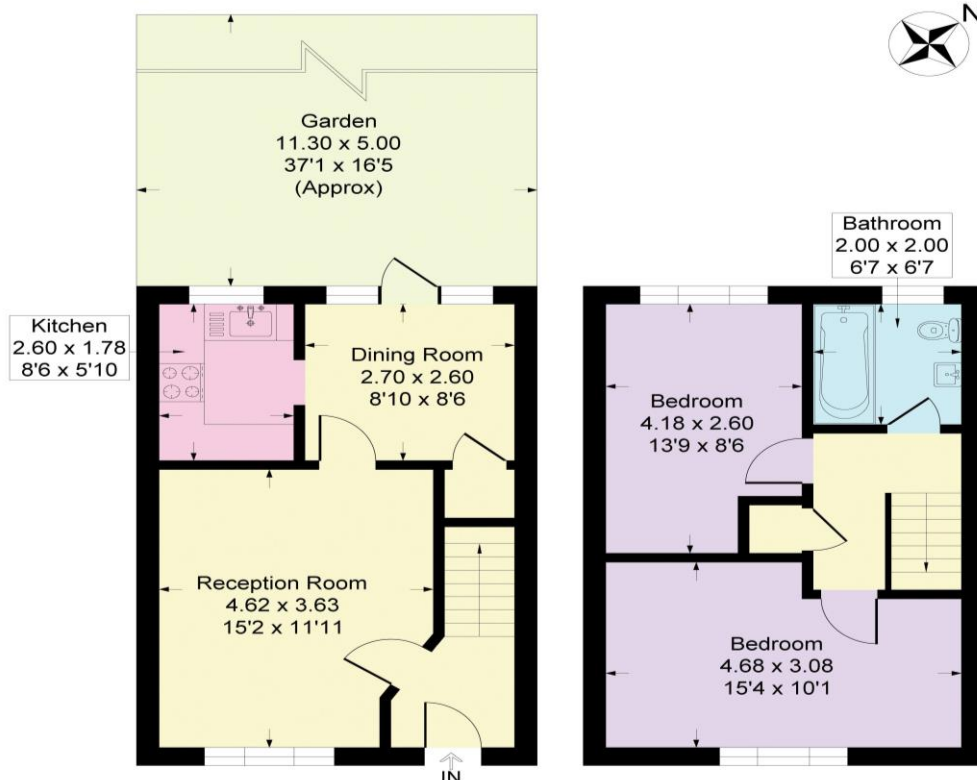
COUNCIL TAX BAND: C

TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 69.4 sq m / 747 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.