



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**DOUBLE EXTENSION TO REAR
THREE DOUBLE BEDROOMS
WALKING DISTANCE TO SHOPS**

**21FT X 19FT OUTBUILDING
EXTENDED KITCHEN
EXCELLENT SCHOOL
CATCHMENT**



**110 Lyndon Avenue
Sidcup, DA15 8RN**

£475,000

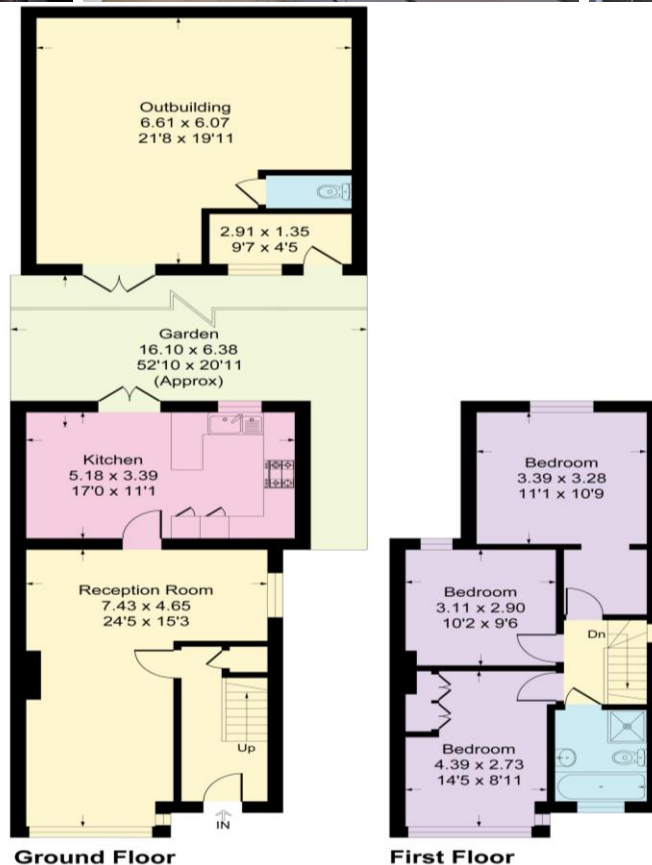
Located on Lyndon Avenue in Sidcup, this impressive family home offers spacious and versatile accommodation. The property benefits from a double rear extension, creating an extended kitchen and generous living space ideal for modern family life. Upstairs are three well-proportioned double bedrooms and a family bathroom. To the rear, a substantial 21ft x 19ft outbuilding provides excellent additional space for a home office, gym or studio. Conveniently situated within walking distance of local shops and transport links, and within an excellent school catchment area.

EPC RATING: D

COUNCIL TAX BAND: C

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.