



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

SEPERATE DINING AREA

**STUNNING GARDEN WITH
OUTBUILDING**

SPACIOUS LIVING ROOM

GENEROUS ROOM SIZES

**DRIVEWAY PARKING AND
GARAGE**



9 Hever Croft
London, SE9 3HA

**Guide Price £600,000 -
£625,000**

STUNNING THREE BEDROOM FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERED WITH NO ONWARD CHAIN! Village Estates are proud to welcome to the market this beautifully presented three-bedroom semi-detached family home, situated in a sought-after location. The property offers a fantastic layout throughout, combining generous living accommodation with a high standard of presentation. The ground floor boasts a spacious living room, separate dining room and modern fitted kitchen, as well as a convenient downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, each offering excellent living and storage space, complemented by a modern family bathroom. To the rear, the property benefits from a stunning garden, featuring a large paved patio and well-maintained lawn, leading to an impressive outbuilding. The outbuilding offers a versatile space with an array of potential uses, whether as a home office, gym, entertaining space or additional storage. The property further benefits from a spacious garage to the side, providing excellent additional storage, as well as a generous driveway to the front offering ample off-street parking. We highly recommend an internal viewing to fully appreciate the exceptional accommodation, presentation and outdoor space this impressive family home has to offer.



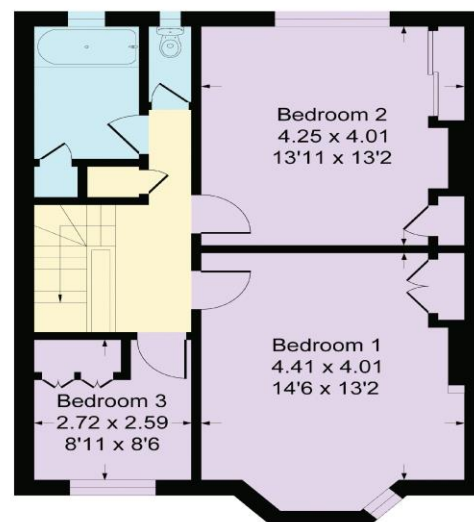
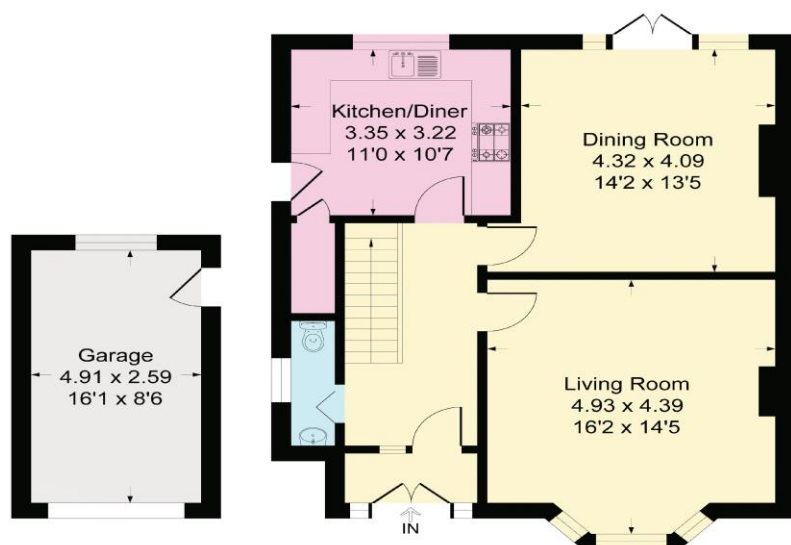
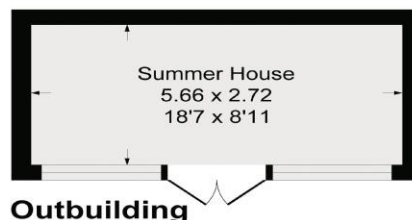
Hever Croft, SE9

Approximate Gross Internal Area = 124.0 sq m / 1336 sq ft

Garage = 12.7 sq m / 137 sq ft

Outbuilding = 15.3 sq m / 166 sq ft

Total = 152.0 sq m / 1639 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.