



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



OFFERED CHAIN FREE

CHIS & SID GRAMMAR SCHOOL

STUDY/OFFICE ROOM

SOUTH FACING GARDEN

**0.7 MILE > SIDCUP MAINLINE
STATION**

OFF STREET PARKING



52 Faraday Avenue
Sidcup, DA14 4JF

£725,000

Ideally positioned between TWO MAINLINE STATIONS, this spacious four-bedroom family home offers generous accommodation, excellent versatility and exciting scope to create your dream living space. The property features two separate reception rooms, THREE BATHROOMS, ample off-street parking and a substantial SOUTH-FACING GARDEN. There is also the flexibility to create a fifth bedroom or a dedicated home office on the ground floor. For those looking to modernise, there is excellent POTENTIAL TO EXTEND (subject to the necessary planning permissions) and create a contemporary open-plan kitchen, living and dining area. Faraday Avenue is also ideally placed for a choice of primary, secondary and private schools, many within walking distance or a short drive.

EPC RATING: D

COUNCIL TAX BAND: G

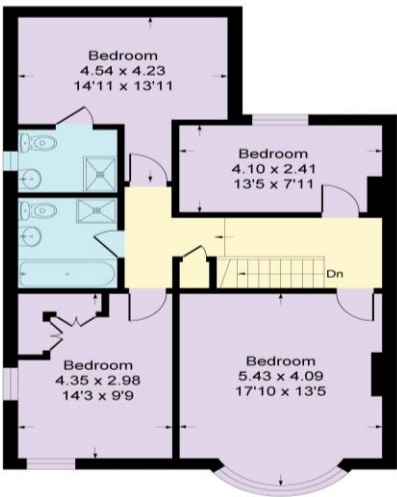
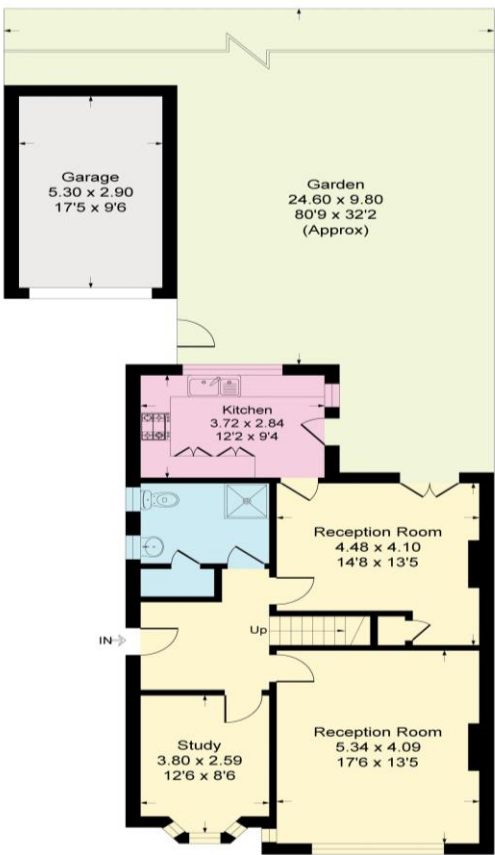
TENURE: Freehold

LEASE TERM: Not Applicable



Faraday Avenue, DA14

Approximate Gross Internal Area
159.5 sq m / 1717 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 174.8 sq m / 1882 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.