



VILLAGE ESTATES

• EST.1993 •



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NO ONWARD CHAIN

GARAGE

**SHORT WALK TO SIDCUP
STATION**

THREE BEDROOMS

CLOSE TO AMENITIES

IDEAL FIRST TIME BUY



93 Langford Place
Sidcup, DA14 4AZ

**Guide Price £425,000 -
£450,000**

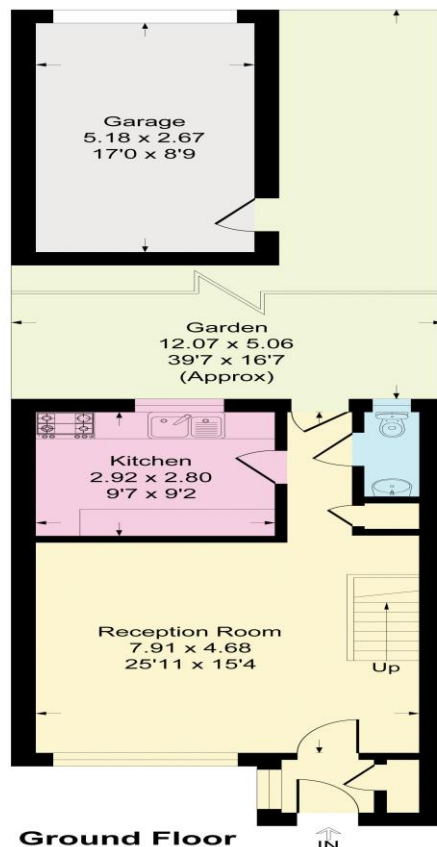
NO ONWARD CHAIN! Charming three-bedroom home, ideal for any first-time buyers. The property boasts a great layout, garden, garage and parking to the rear. The home offers a great location, just a short walk from Sidcup Station and all local amenities.

EPC RATING: C

TENURE: Freehold

COUNCIL TAX BAND: D

LEASE TERM: Not Applicable



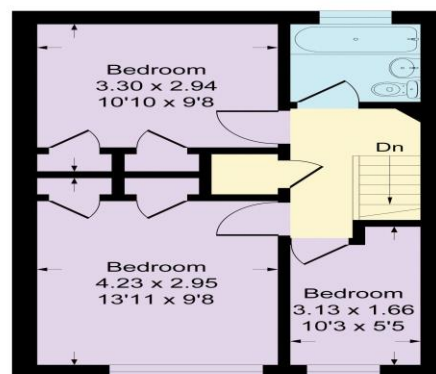
Langford Place, DA14

Approximate Gross Internal Area

74.4 sq m / 801 sq ft

Garage = 13.8 sq m / 149 sq ft

Total = 88.2 sq m / 950 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.