



VILLAGE ESTATES



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Six spacious bedrooms

110ft+ rear garden

Ample off-street parking

Sought-after tree-lined avenue

**Walking distance to Mainline
Stations**

Well presented throughout



**20 Harland Avenue
Sidcup, DA15 7PG**

£900,000

A rare opportunity to acquire an exceptionally spacious chalet-style home, set along a desirable tree-lined avenue in Sidcup and complemented by an impressive fully insulated garden studio. This substantial six double bedroom family residence offers generous and versatile accommodation throughout and features a hidden utility room. The sixth double bedroom, located on the ground floor, provides excellent flexibility and can be used as a home office, music room, playroom, or it could even be knocked through to create an even larger living space. Further benefits include a large open-plan kitchen/dining room, a second living space, a 10ft beautifully maintained rear garden and a garden studio that is currently being used as a home gym, games room and bar area. Ideally located in between New Eltham and Sidcup stations, the property is also close to outstanding primary schools Dulverton and Longlands and falls within the catchment for prestigious grammar schools. Perfect for larger or growing families; early internal viewing is highly recommended to fully appreciate the scale, flexibility, and potential this outstanding home offers.



Harland Avenue, DA15

Approximate Gross Internal Area
 178.2 sq m / 1918 sq ft
 Garage = 26.0 sq m / 280 sq ft
 Total = 204.2 sq m / 2198 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.