



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



Sought-after BR7 location

Approx. 1,422 sq ft of space

**Excellent extension potential
(STPP)**

**Four-bedroom semi chalet
bungalow**

**Detached garage with drive to
front**

In need of some modernisation



**19 Mainridge Road
Chislehurst, BR7 6DN**

£575,000

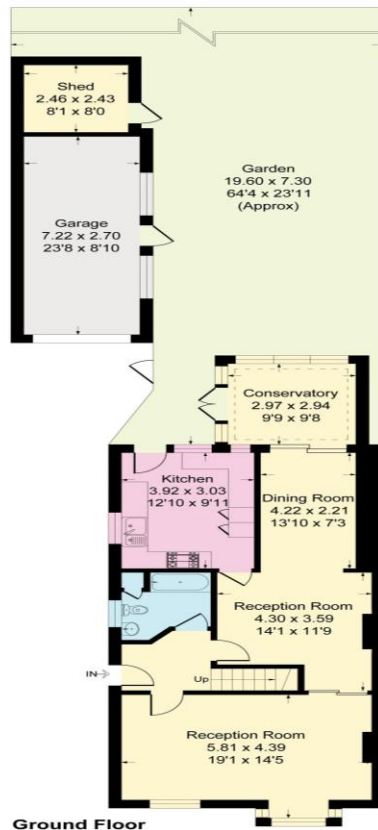
Situated in a highly sought-after part of BR7, this deceptively spacious four-bedroom semi-detached chalet offers fantastic scope to modernise and personalise. Extending to approximately 1,422 sq ft, the property provides generous living accommodation, a detached garage and private driveway. Offering excellent potential to extend or reconfigure (subject to planning), this probate sale presents a rare opportunity to create a superb family home in a prime residential location.

EPC RATING: D

COUNCIL TAX BAND: F

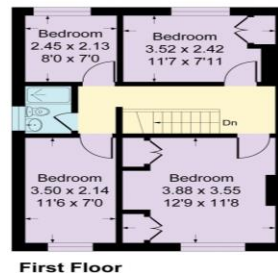
TENURE: Freehold

LEASE TERM: Not Applicable



Mainridge Road

Approximate Gross Internal Area
 132.1 sq m / 1422 sq ft
 Garage = 19.4 sq m / 210 sq ft
 Shed = 5.9 sq m / 64 sq ft
 Total = 157.4 sq m / 1696 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.