



VILLAGE ESTATES

• EST.1993 •



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**GREAT PRESENTATION
THROUGHOUT**

SPACIOUS GARDEN

LARGE DRIVEWAY AND GARAGE

**EXTENDED FOUR BEDROOM
FAMILY HOME**

EN-SUITE BATHROOM

**EXCELLENT AMENITIES AND
TRANSPORT LINKS**



**42 St. Andrews Road
Sidcup, DA14 4SA**

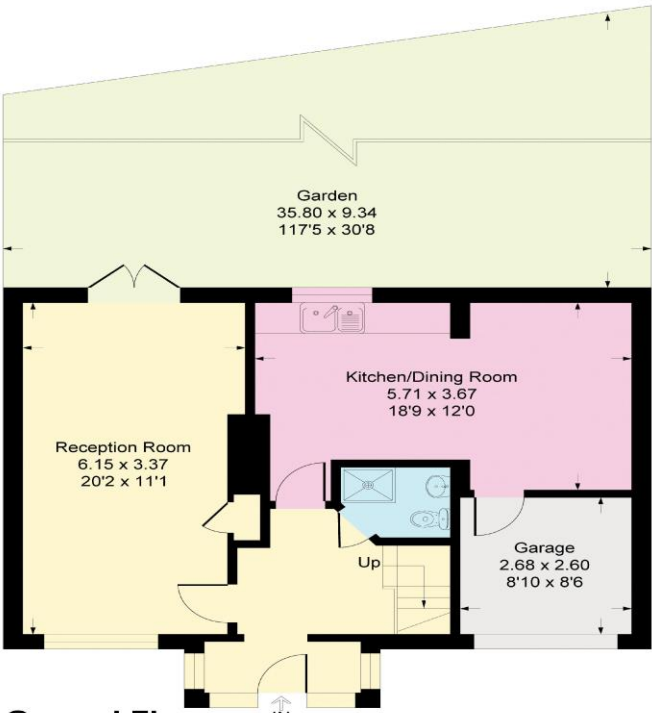
**Guide Price £550,000 -
£575,000**

SPACIOUS FOUR-BEDROOM FAMILY HOME! Village Estates are proud to present this impressive extended family home, offering a fantastic amount of living space and a superb rear garden. Perfectly suited to a growing family, the property boasts a spacious and welcoming living area, alongside a modern kitchen flowing seamlessly through to a generous dining space. The home offers four well-proportioned bedrooms, with the impressive principal bedroom benefiting from a stylish en-suite bathroom, as well as a separate w.c. on the first floor. Further accommodation includes a convenient downstairs shower room, providing excellent practicality for family living. To the rear, the substantial garden offers an ideal space for entertaining and enjoying the warmer months, featuring a paved patio area overlooking a large, well-maintained laid lawn. The property also benefits from a generous driveway providing off-road parking for multiple vehicles, in addition to a spacious garage offering further parking, storage or potential for additional use. This exceptional family home provides a fantastic combination of space, style and practicality. We highly recommend viewing to fully appreciate all this property has to offer.



St. Andrews Road, DA14

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft
Garage = 6.9 sq m / 75 sq ft
Total = 121.8 sq m / 1312 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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.