



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

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**Larger Style Semi Detached
Potential to Extend (STPP)**

**Walking distance to New Eltham
Station**

**Conservatory onto South Facing
Rear Garden**

**Ample off street parking
Offered with no chain**



**264 Main Road
Sidcup, DA14 6QE**

£575,000

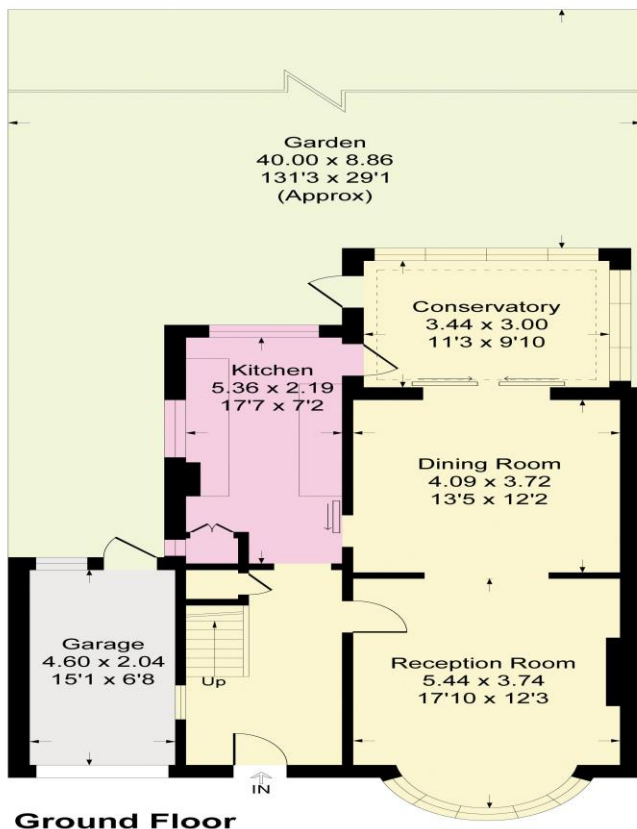
Viewing is highly recommended to appreciate the size of this three bedroom semi-detached family home, with potential to extend, large south facing rear garden and large Drive. As one of the largest types of 1930s bay fronted house, we feel this makes for an excellent family home within walking distance to NEW ELTHAM TRAIN STATION (Zone 4), LONGLANDS PRIMARY SCHOOL, popular local shops and local parks.

EPC RATING: D

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



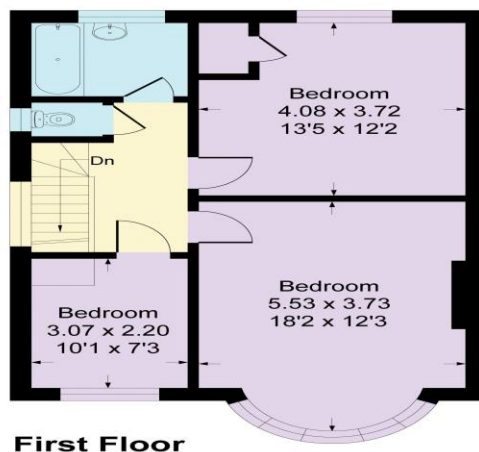
Main Road DA14

Approximate Gross Internal Area

= 124.2 sq m / 1337 sq ft

Garage = 9.3 sq m / 101 sq ft

Total = 133.5 sq m / 1438 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.