



VILLAGE ESTATES

• EST.1993 •



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NO ONWARD CHAIN

GENEROUS GARDEN

IDEAL FAMILY HOME

THREE SPACIOUS BEDROOMS

EXCELLENT LOCATION

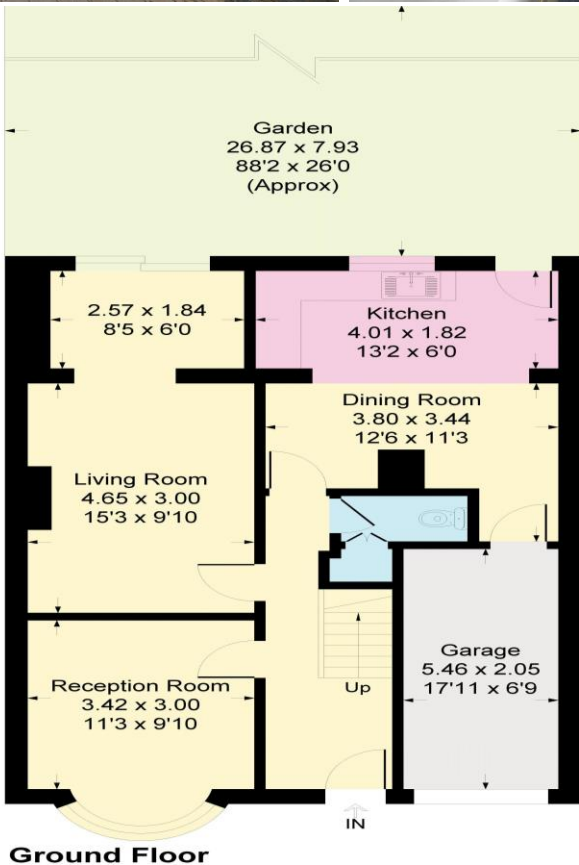
**DRIVEWAY PARKING AND
GARAGE**



17 Marechal Niel Avenue
Sidcup, DA15 7PB

**Guide Price £580,000-
£600,000**

SPACIOUS SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION! Offered to the market with **NO ONWARD CHAIN** is this generously proportioned three-bedroom family home, ready for the next owners to make their own. The property boasts two spacious reception rooms, a well-sized kitchen, downstairs cloakroom and a generous garage, ideal for parking or additional storage. Upstairs, there are three excellent-sized bedrooms, all serviced by the impressive family bathroom. Set on a generous plot, the property benefits from driveway parking to the front and a fantastic rear garden, providing an excellent space for families to enjoy during the summer months. Ideally located close to local schools, amenities and transport links, this is an exciting opportunity for any growing family. We highly recommend viewing this exceptional home.



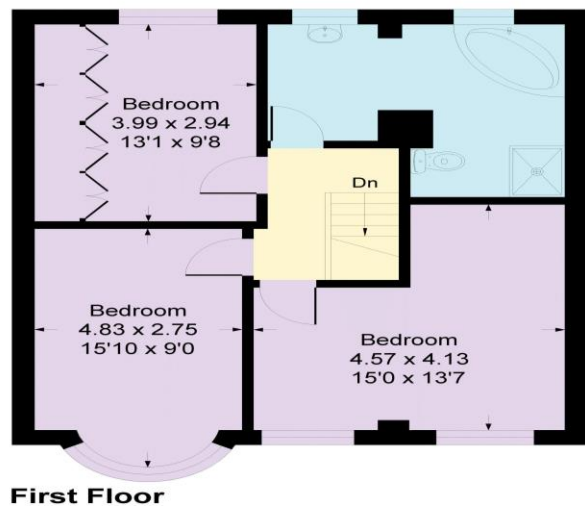
Marechal Niel Avenue, DA15

Approximate Gross Internal Area

122.6 sq m / 1321 sq ft

Garage = 11.1 sq m / 120 sq ft

Total = 133.7 sq m / 1441 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.