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\* QUIET & TRANQUIL LOCATION \*

\* MOMENTS AWAY FROM THE FOOTSCRAY MEADOWS \*

\* POTENTIAL TO EXTEND (STPP) \* OFF-ROAD PARKING \*

\* FRONT & REAR GARDENS \* DOWNSTAIRS W/C \* GARAGE TO SIDE \*

\* EPC RATING C \*



74 The Grove  
Sidcup, DA14 5NQ

Guide Price £525,000-£550,000

Village Estates are delighted to offer to the market this **THREE BEDROOM SEMI-DETACHED HOUSE**. Located in this quiet, residential road just a stones throw away from the popular Foots Cray Meadows. The accommodation on offer comprises: **GROUND FLOOR:** Entrance Hall, Downstairs W/C, Modern Kitchen & Open Living Room/Dining Area. **FIRST FLOOR:** Bedroom One, Bedroom Two, Bedroom Three & Family Shower Room. Further benefits are Garage, Beautiful Garden, Off-Road Parking and Potential to Extend (STPP) - Your earliest viewing is advised.



**EPC RATING C**  
**COUNCIL TAX BAND E**

**The Grove, DA14**

Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 107.5 sq m / 1157 sq ft



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. Village Estates (ID578377)

We understand this property is Freehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.