



# VILLAGE ESTATES



• EST.1993 •

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**THREE CAR DRIVEWAY**  
**ROYAL PARK PRIMARY SCHOOL**  
**OUTBUILDING / WORKSHOP**

**FOOTS CRAY MEADOWS / 'FIVE ARCHES'**

**0.5 MILE > ALBANY PARK RAILWAY ST**

**LARGE CONSERVATORY**



**78 Cleve Road**  
Sidcup, DA14 4RR

**Guide Price £475,000-  
£485,000**

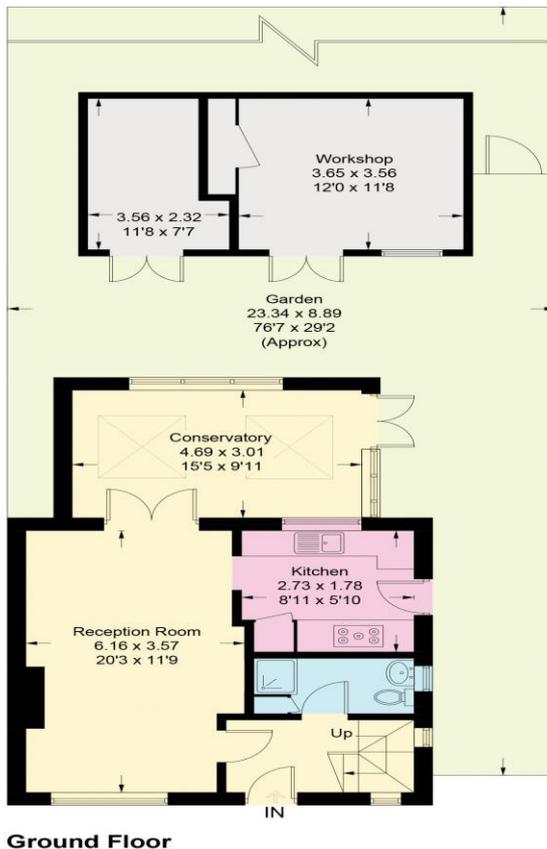
Situated close to LOCAL MEADOWS and ALBANY PARK MAINLINE STATION, a three bedroom end of terrace house with a bathroom on the first floor and shower room on the ground floor. We feel this would be an ideal family home being near to primary and secondary schools. Great for entertaining family or guests with a SPACIOUS LOUNGE and conservatory.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



**Cleve Road,  
Sidcup, Kent, DA14**

Approximate Gross Internal Area  
93.4 sq m / 1005 sq ft  
Workshop = 21.6 sq m / 233 sq ft  
Total = 115 sq m / 1238 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.