



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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Larger than average Period home

26'1 Extended Kitchen/Living Area

Modernised and well presented

18'5ft x 11'1ft Principle Bedroom

Four piece family Bathroom

Central Sidcup Location



55 Shirley Road
Sidcup, DA15 7JW

**Guide Price £500,000-
£525,000**

Significantly larger than the typical terraced cottage on this road, Village Estates are delighted to present this extended two double bedroom character property. Boasting generous open-plan living space, including a exceptionally spacious four piece, first floor family bathroom, this home must be viewed to be fully appreciated.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 106.3 sq m / 1144 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.