



VILLAGE ESTATES

• EST. 1993 •

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4 MIN WALK - SIDCUP MAINLINE STN

**CHIS & SID GRAMMAR SCHOOL
DRIVEWAY FOR 3 CARS**

**UNIQUE REAR EXTENSION
SIDCUP LEISURE CENTRE
OFFICE / BEDROOM**



**38 Hurst Road
Sidcup, DA15 9AA**

£700,000

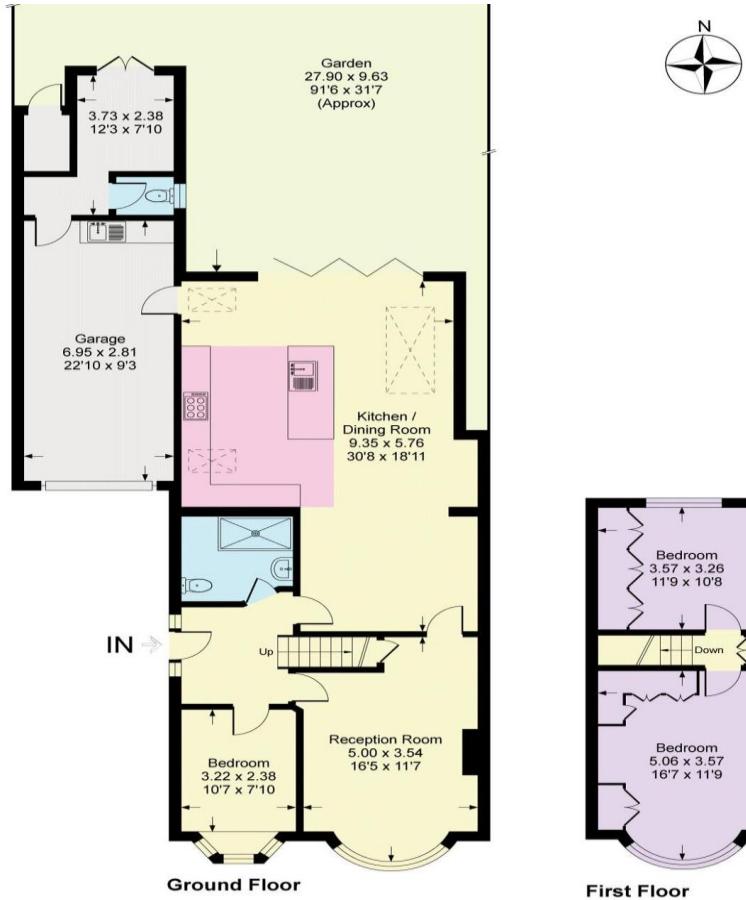
Incredible living/entertaining space here at Hurst Road, a popular house design that caters for modern day lifestyles. Conveniently located within 3-4 minutes walk of Sidcup mainline station offering excellent links into central London. Equally close to local shops, cafes, restaurants, parkland and schools. An all-round fantastic spot amongst all of your much needed every day amenities.

EPC RATING: D

TENURE: Freehold

COUNCIL TAX BAND: E

LEASE TERM: Not Applicable



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.