



VILLAGE ESTATES

• EST.1993 •



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OFFERED WITH NO CHAIN

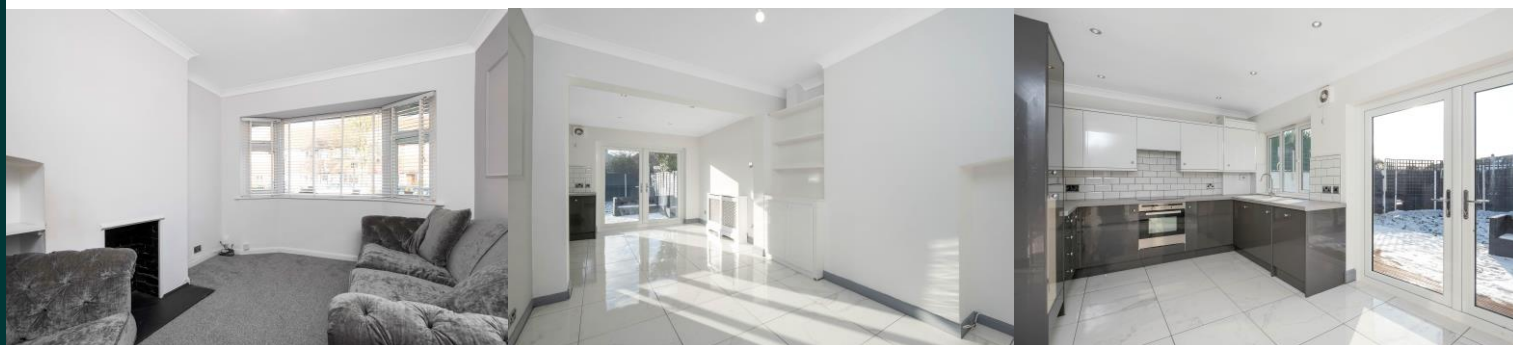
**WALKING DISTANCE TO NEW ELTHAM
STATION**

TWO BATHROOMS

**EXTENDED OPEN PLAN
KITCHEN/DINER**

CLOSE TO AMENITIES

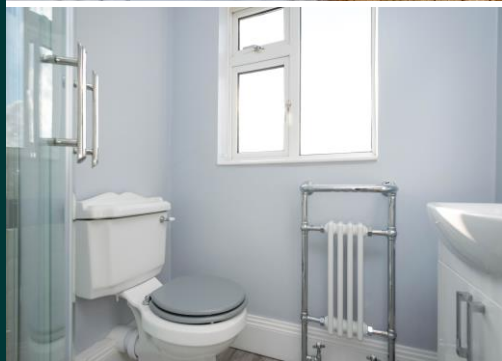
THREE BEDROOMS



69 Sparrows Lane
London, SE9 2BP

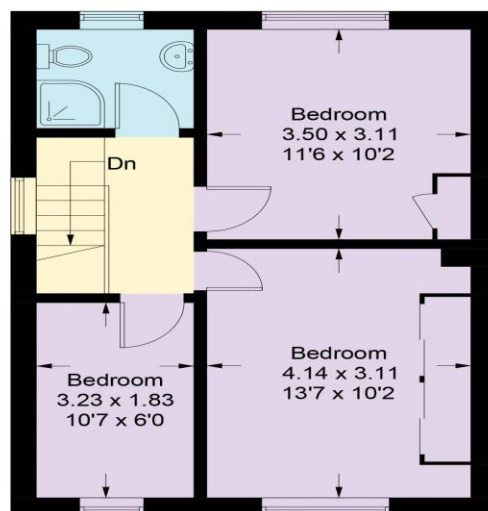
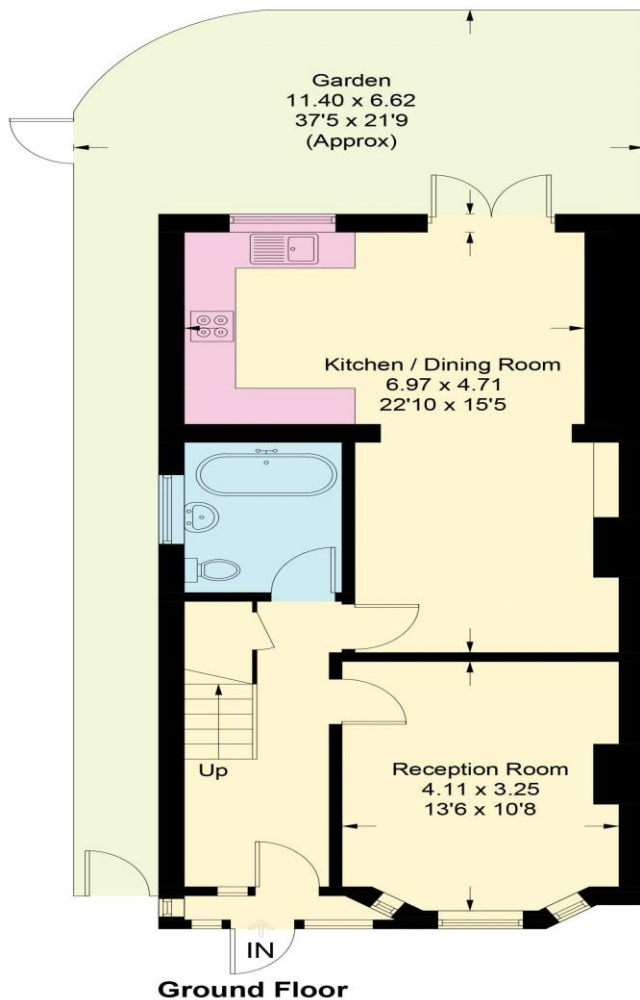
Guide Price £450,000-£475,000

Located just a short walk to New Eltham high street and train station, Village Estates are pleased to offer a three bedroom END OF TERRACE house offered with NO FORWARD CHAIN. The property benefits from a WELL MAINTAINED REAR GARDEN with gated rear access and a FULL WIDTH GROUND FLOOR REAR EXTENSION



Sparrows Lane, SE9

Approximate Gross Internal Area
96.4 sq m / 1038 sq ft



CURRENT ENERGY EFFICIENCY RATING 'D'

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.