



# VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**21FT KITCHEN/BREAKFAST ROOM**

**SOUGHT AFTER PERIOD PROPERTY**

**EXCELLENT SCHOOL CATCHMENT**

**WELL PRESENTED AND MODERNISED  
THROUGHOUT**

**WITHIN 5 MIN WALK OF NEW ELTHAM  
STATION**

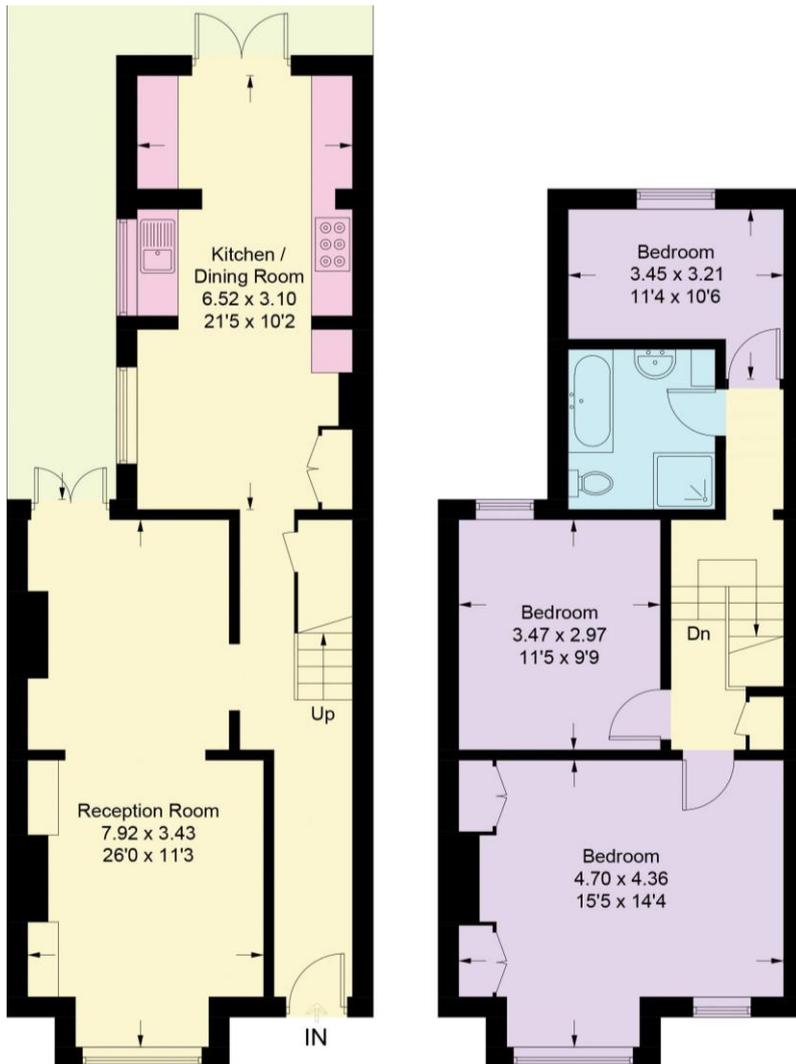
**LANDSCAPED GARDEN**



**25 Gerda Road**  
London, SE9 3SW

**Guide Price £625,000-£650,000**

Village Estates are delighted to offer this MODERNISED Three bedroom, Victorian home situated close to amenities & easy reach of main line station (ZONE 4). Benefiting from a through lounge plus a modern and spacious 21ft KITCHEN BREAKFAST ROOM onto landscaped garden. Your internal viewing is highly recommended to avoid disappointment



**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.