



VILLAGE ESTATES

• EST. 1993 •

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Vacant - Chain Free
En Suite to Main Bedroom
Old Farm Play Park

Very Close to Sidcup Station
Sidcup Leisure Centre
Chis & Sid Grammar School



47 Lamorbey Close
Sidcup, DA15 8BA

Guide Price £600,000-£625,000

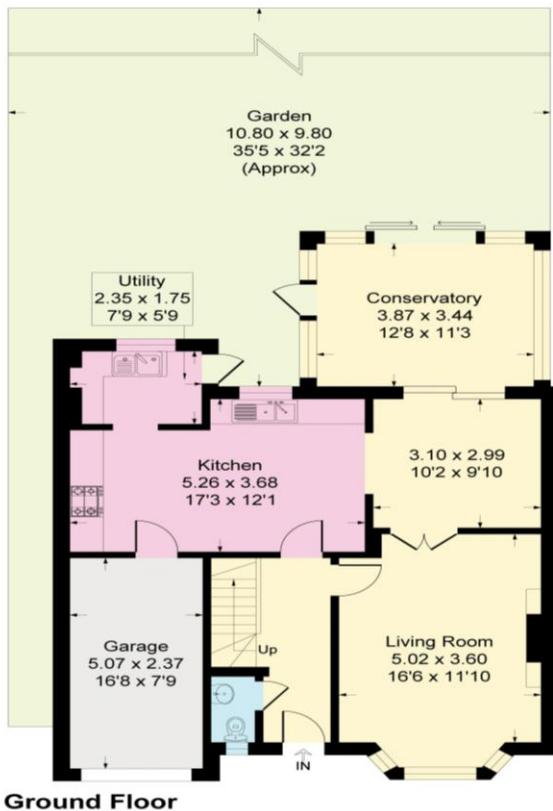
Representing fantastic value for money, a four-bedroom detached family home positioned at the end of a quiet cul-de-sac forming part of a collection of modern homes. This property is conveniently located near to Sidcup mainline station along with a number of new shops close by, namely 'Melk' Cafe, Marks & Spencers, The Hackney Carriage and Appleyard. We are pleased to advised that this property is ready for immediate purchase and occupation with no forward chain.

EPC RATING: C

TENURE: Freehold

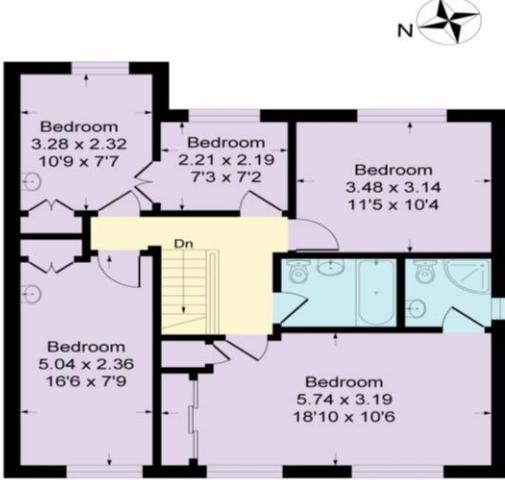
COUNCIL TAX BAND: F

LEASE TERM: Not Applicable



Lamorbey Close, DA15

Approximate Gross Internal Area
149.0 sq m / 1605 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 161.0 sq m / 1734 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.