



VILLAGE ESTATES

• EST.1993 •



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TWO CAR DRIVEWAY

RECENTLY INSTALLED KITCHEN

CLOSE TO POPULAR SCHOOLS

OUTBUILDING / HOME OFFICE

**CONTEMPORARY RECEPTION
ROOM**

GROUND FLOOR CLOAKROOM



19 Wyncham Avenue
Sidcup, DA15 8EU

**Guide Price £525,000-
£550,000**

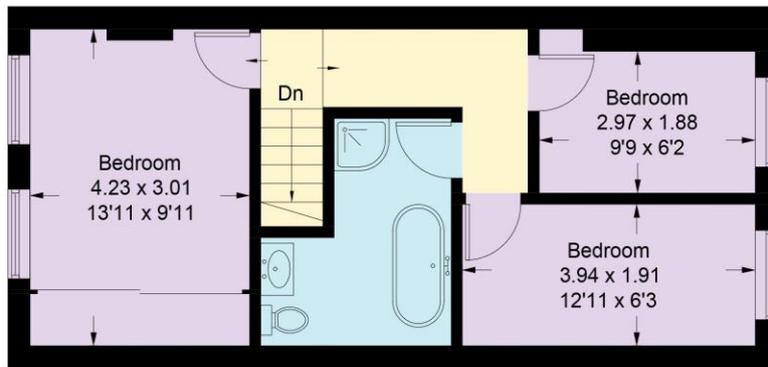
Three bedroom semi-detached house positioned in a quiet tree lined road near to popular schools and within walking distance to Sidcup mainline station. Our sellers have recently installed a modern kitchen which makes for a fantastic entertaining space leading out to the garden.

EPC RATING: D

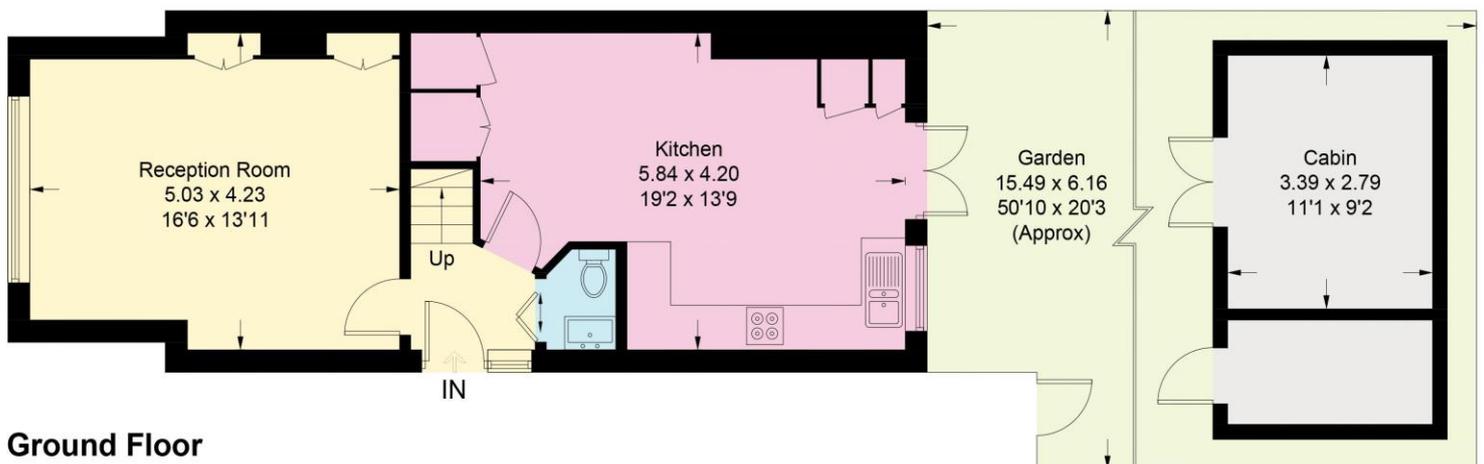
TENURE: Freehold

COUNCIL TAX BAND: E

LEASE TERM: Not Applicable



Sidcup, Kent, DA15
 Approximate Gross Internal Area = 91.6 sq m / 986 sq ft
 Outbuilding = 13.9 sq m / 150 sq ft
 Total = 105.5 sq m / 1136 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.