



VILLAGE ESTATES

• EST. 1993 •

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**DETACHED GARAGE TO REAR
SECLUDED REAR GARDEN
COMPLETE FORWARD CHAIN**

**SCOPE TO EXTEND TO THE REAR &
LOFT
CLOSE TO LOCAL SHOPS & HIGH ST
AMPLE OFF STREET PARKING**



**199 Sherwood Park Avenue
Sidcup, DA15 9JG**

**Guide Price £525,000-
£550,000**

Benefiting from MANY FEATURES most buyers are looking for, this END OF TERRACE HOUSE is in a POPULAR LOCATION for SCHOOLS. The property offers a remodelled KITCHEN LAYOUT, DETACHED DOUBLE GARAGE, SECLUDED REAR GARDEN, four bedrooms and ample amount of OFF ROAD PARKING. We would INTERNAL VIEWING RECOMMENDED.

EPC RATING: D

TENURE: Freehold

COUNCIL TAX BAND: D

LEASE TERM: Not Applicable

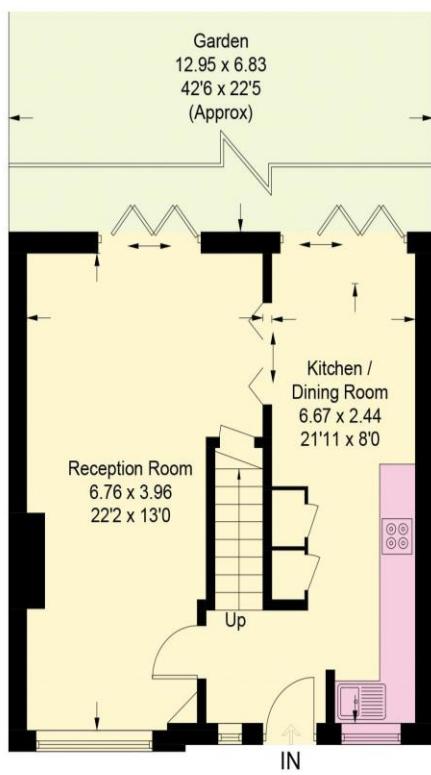


Approximate Gross Internal Area = 85.1 sq m / 916 sq ft

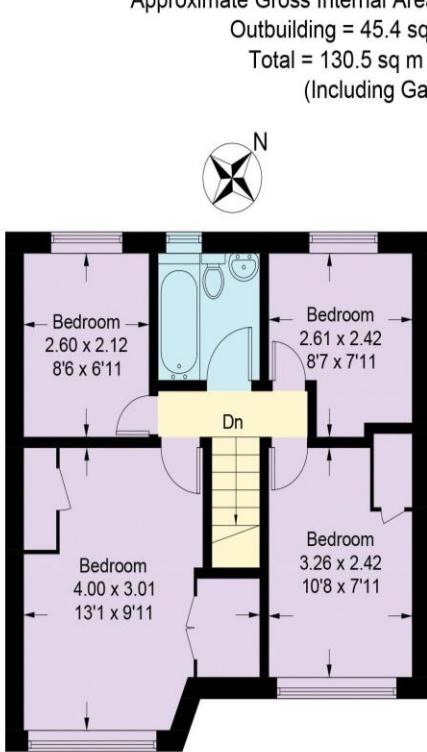
Outbuilding = 45.4 sq m / 489 sq ft

Total = 130.5 sq m / 1405 sq ft

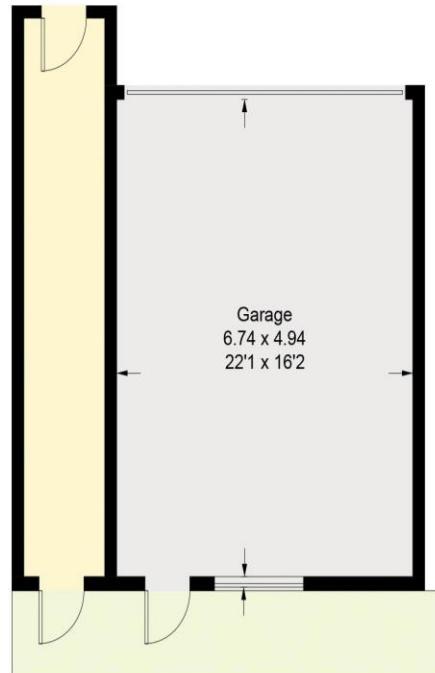
(Including Garage)



Ground Floor



First Floor



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.