



# VILLAGE ESTATES

• EST.1993 •



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**MODERNISED AND WELL  
PRESENTED THROUGHOUT**

**SHORT WALK TO ALBANY PARK  
STATION**

**CLOSE TO FOOTSCRAY**

**OPEN PLAN KITCHEN DINER**

**FOUR PIECE FAMILY BATHROOM**

**70FT TERRACED REAR GARDEN**



**140 Maylands Drive**  
Sidcup, DA14 4RL

**£475,000**



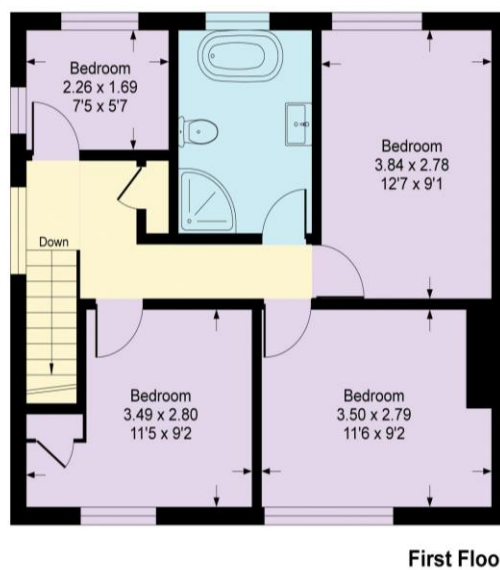
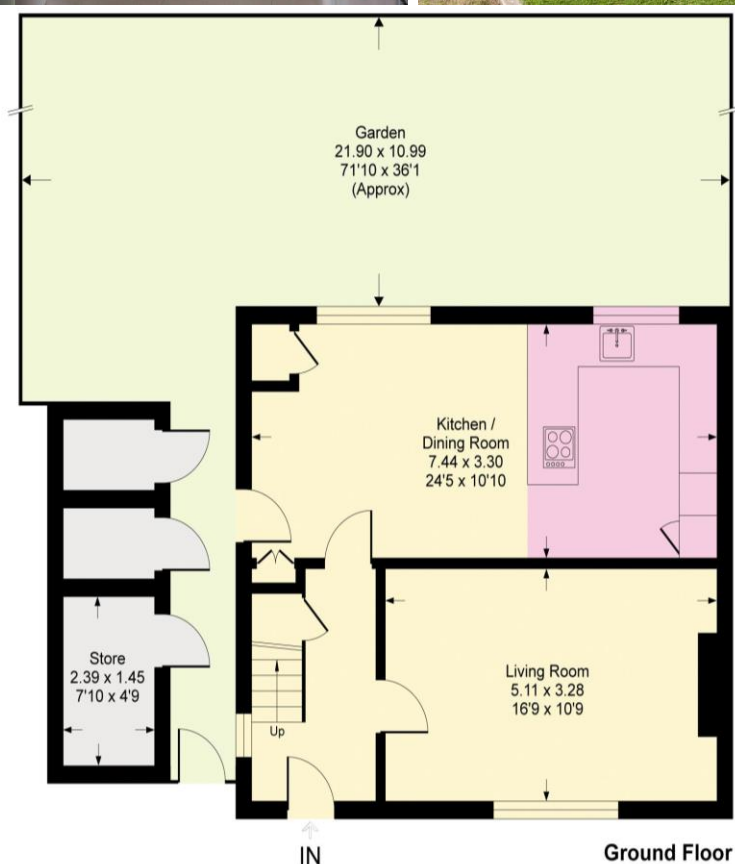
Village Estates are pleased to present a Three/Four bedroom semi-detached house situated adjacent to local foots cray meadows (aka Five Arches) and within a short walk to Royal Park primary school. A house with modern Open-plan kitchen/diner and within easy reach of a mainline station just 0.5 miles away and taking roughly 30 minutes to London Charing Cross. Your early viewing is recommended.

**EPC RATING:** C

**COUNCIL TAX BAND:** D

**TENURE:** Freehold

**LEASE TERM:** Not Applicable



#### 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.