



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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**DETACHED GARAGE AND DRIVE
LARGER THAN AVERAGE WEST
FACING GARDEN
ADDITIONAL GROUND FLOOR
SHOWER ROOM**

**THREE WELL PROPORTIONED
BEDROOMS
VERY WELL PRESENTED
THROUGHOUT
CLOSE TO LOCAL AMENITIES**



**50 Ellison Road
Sidcup, DA15 8BL**

**Guide Price £525,000-
£550,000**

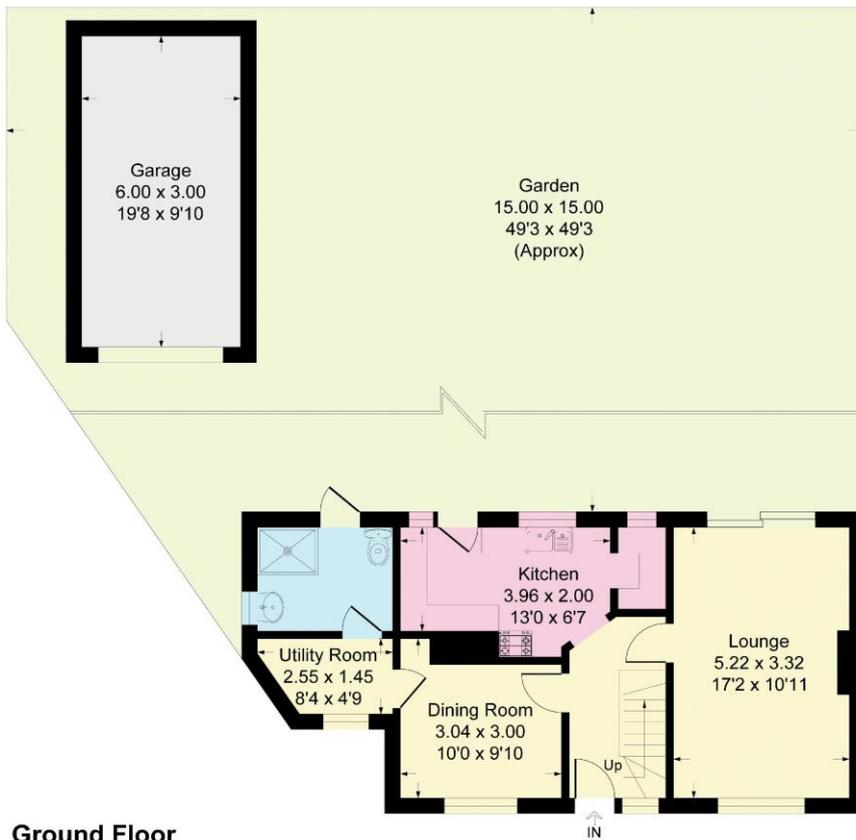
A meticulously maintained and extended three-bedroom end-of-terrace home situated on popular Ellison Road. The property offers generous living spaces including a useful ground floor shower room. Ideally located within easy reach of Sidcup Railway Station and local amenities. Further benefits include a beautiful west facing garden with garage and drive, making this an ideal family home in a convenient and sought-after location.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

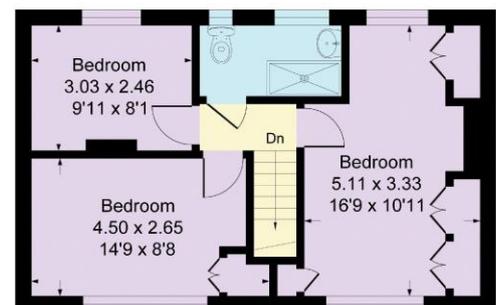
LEASE TERM: Not Applicable



Ground Floor

Ellison Road, DA15

Approximate Gross Internal Area
97.7 sq m / 1053 sq ft
Garage = 18.0 sq m / 194 sq ft
Total = 115.7 sq m / 1247 sq ft



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.