



# VILLAGE ESTATES



• EST.1993 •

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**DOUBLE BEDROOMS**

**TWO BATHROOMS**

**65FT WEST FACING GARDEN WITH  
OUTBUILDING**

**OFF STREET PARKING FOR TWO CARS**

**CLOSE TO AMENITIES**

**METICULOUSLY MAINTAINED AND  
PRESENTED**



**51 Wyncham Avenue**  
Sidcup, DA15 8EU

**Guide Price £450,000-£475,000**

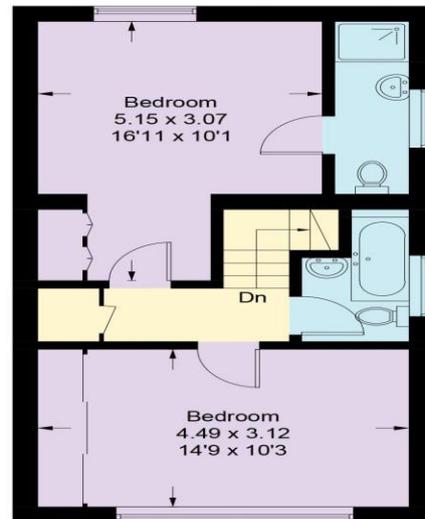
Situated in a quiet tree lined road within walking distance to Sidcup train station, Village Estates present a **MODERNISED AND EXTENDED TWO DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME** with off street parking. Currently benefiting from an **EXTENDED KITCHEN/DINER** and **65FT WEST FACING GARDEN** with a **OUTBUILDING**.



**Ground Floor**

## Wyncham Avenue, DA15

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft  
 Outbuilding = 14.6 sq m / 157 sq ft  
 Total = 100.9 sq m / 1086 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.