



# VILLAGE ESTATES

• EST. 1993 •



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**MODERNISED AND WELL  
PRESENTED THROUGHOUT  
CENTRAL SIDCUP LOCATION  
DETACHED GARAGE TO SIDE**

**PRIVATE MAINLY LAWNED REAR  
GARDEN  
CLOSE TO HIGH STREET  
DOUBLE STORY EXTENDED**



**30 Felton Lea  
Sidcup, DA14 6BA**

**£590,000**

**Set within a popular road backing onto playing fields and within easy reach of Sidcup high street. An extended four bedroom semi detached home with the added benefit of off road parking and a garage to side. Offered with a modern kitchen and extended living area your early viewings is recommended.**

**EPC RATING: C**

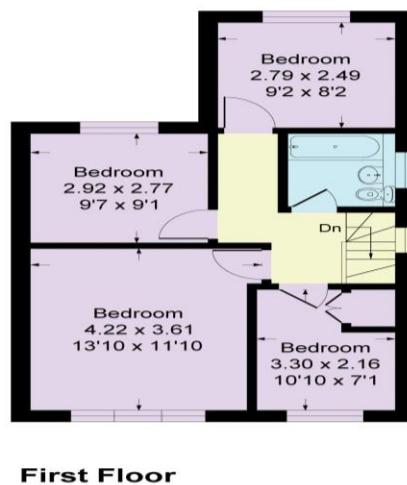
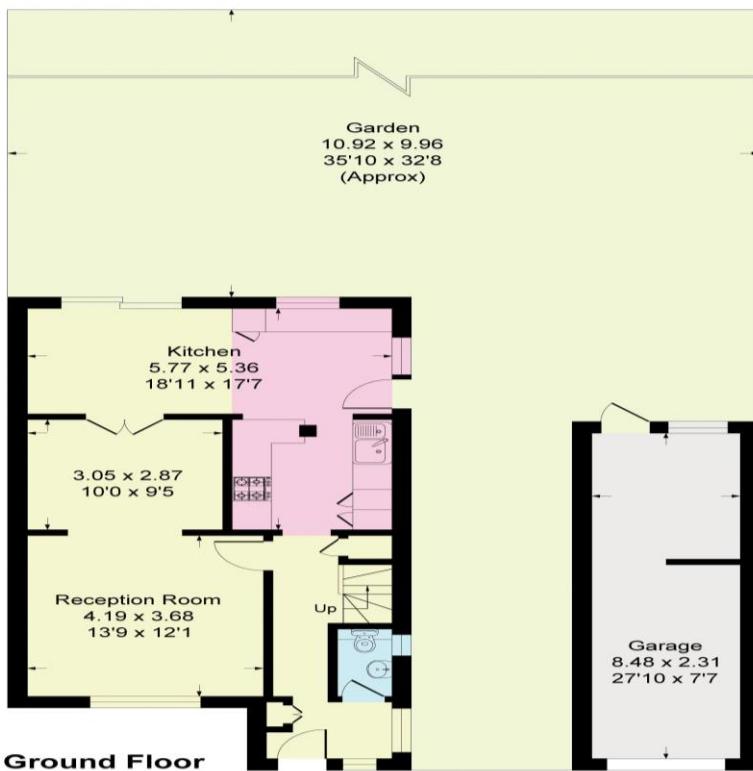
**TENURE: Freehold**

**COUNCIL TAX BAND: E**

**LEASE TERM: Not Applicable**



Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft  
 Garage = 19.6 sq m / 211 sq ft  
 Total = 129.3 sq m / 1392 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.