



# VILLAGE ESTATES

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**Elegant Neo-Georgian home**

**Extended open plan**

**Kitchen/Diner**

**Three modern bathrooms**

**Double garage & driveway**

**Four spacious bedrooms**

**Central Sidcup location**



**21B Rectory Lane**

Sidcup, DA14 4QN

**£750,000**

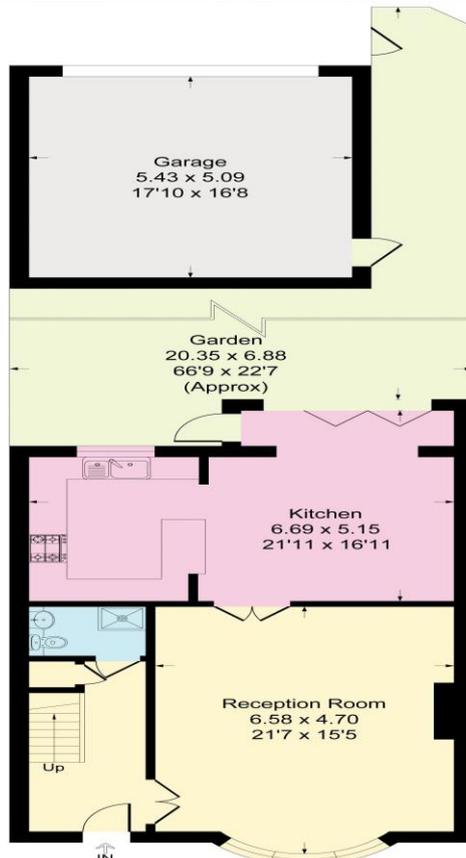
This impressive Neo-Georgian residence offers elegant design and exceptional space, to the rear you will find a larger than average garden with double garage and extended driveway providing parking for multiple vehicles. Beautifully maintained and presented in excellent condition throughout, the home features four well proportioned Bedrooms aswell as three well-appointed bathrooms, including a family bathroom, a private en-suite, and a convenient ground-floor shower room. The extended open-plan kitchen and dining area creates a bright, contemporary living space, perfect for entertaining and modern family life combining style, comfort, and practicality in one remarkable property. Located in central Sidcup within easy reach of Sidcup High Street and main line station early viewing is recommended.

**EPC RATING:** C

**COUNCIL TAX BAND:** F

**TENURE:** Freehold

**LEASE TERM:** Not Applicable



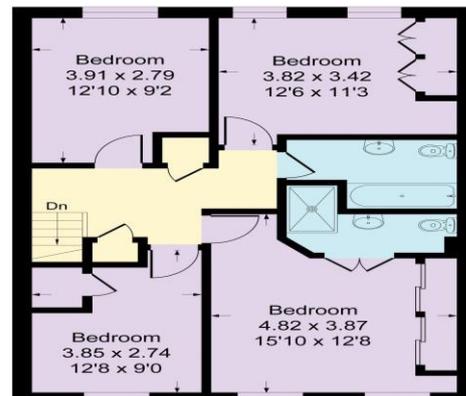
## Rectory Lane, DA14

Approximate Gross Internal Area

140.7 sq m / 1515 sq ft

Garage = 27.6 sq m / 298 sq ft

Total = 168.3 sq m / 1813 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.