



# VILLAGE ESTATES

• EST. 1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

[www.village-estates.com](http://www.village-estates.com)

Email: [sidcup@village-estates.com](mailto:sidcup@village-estates.com)



**NO ONWARD CHAIN  
MODERNISED THROUGHOUT  
PARKING FOR MULTIPLE  
VEHICLES**

**LARGE PLOT  
SPACIOUS OUT BUILDING  
CLOSE TO AMEMINITES**



**1 Woodchurch Close  
Sidcup, DA14 6QH**

**Guide Price £475,000 -  
£500,000**

**NO ONWARD CHAIN! LARGE PLOT!** Village Estates are proud to offer to the market this well presented two-bedroom home, set on an exceptional sized plot. The home boasts a spacious living room, modernised kitchen with a separate dining room and cloakroom.

There are two good sized bedrooms upstairs, alongside the family bathroom. The property features a large amount of outdoor space, with off street parking to the front for multiple vehicles. The garden offers a great place to relax, entertain and enjoy the sun, with a large outhouse, offering a variety of uses from games room to home office. We highly recommend viewing this outstanding home.

**EPC RATING: D**

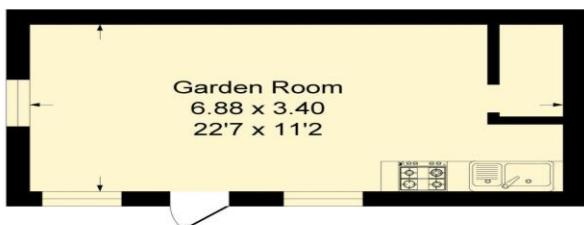
**TENURE: Freehold**

**COUNCIL TAX BAND: D**

**LEASE TERM: Not Applicable**

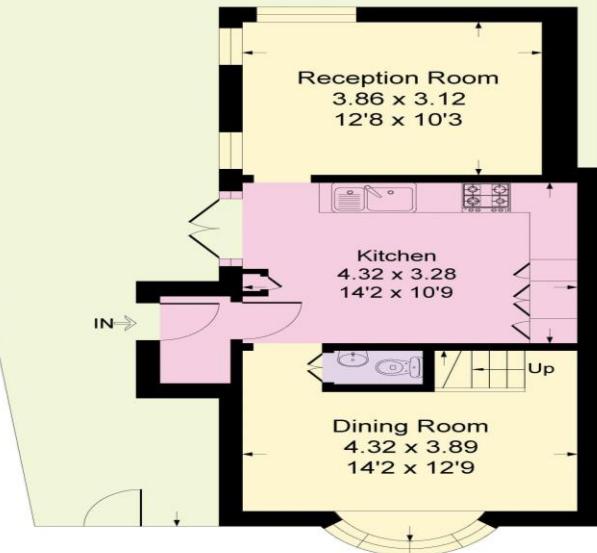


**First Floor**



**Outbuilding**

**Garden**  
17.02 x 14.10  
55'10 x 46'3  
(Approx)



**Ground 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.