



VILLAGE ESTATES

• EST. 1993 •

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**OFFERED WITH NO CHAIN
CENTRAL SIDCUP LOCATION
IN NEED OF COSMETIC
UPDATING**

**GARAGE AND DRIVE TO REAR
IDEAL STARTER HOME
CLOSE TO AMENITIES**



**4 Langford Place
Sidcup, DA14 4AY**

£425,000

A 1960s terraced home ideally positioned between Sidcup mainline station and the High Street. Offered to the market with no forward chain, this three-bedroom property benefits from a garage and rear driveway and is in need of cosmetic updating, offering excellent potential. Tucked away in a quiet terrace just off the beaten track, the property enjoys a convenient yet peaceful setting and would make an ideal purchase for a first-time buyer or an investment opportunity.

EPC RATING:

TENURE: Freehold

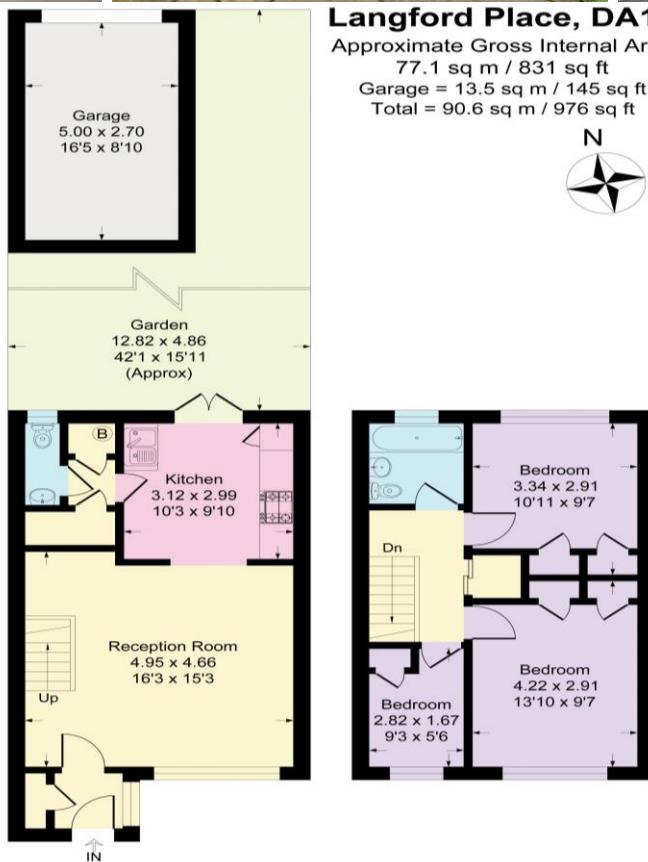
COUNCIL TAX BAND: D

LEASE TERM: Not Applicable



Langford Place, DA14

Approximate Gross Internal Area
 77.1 sq m / 831 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Total = 90.6 sq m / 976 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.