



# VILLAGE ESTATES

• EST.1993 •



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**Willersley Park**

**31' Garage**

**Chatsworth Primary School**

**'The Oval' Shops**

**Chain Free**

**Excellent Potential to Improve**



**40 Montrose Avenue**  
Sidcup, DA15 9DS

**Guide Price £650,000-£675,000**



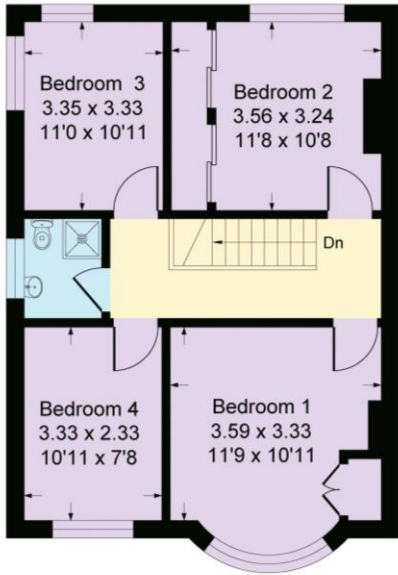
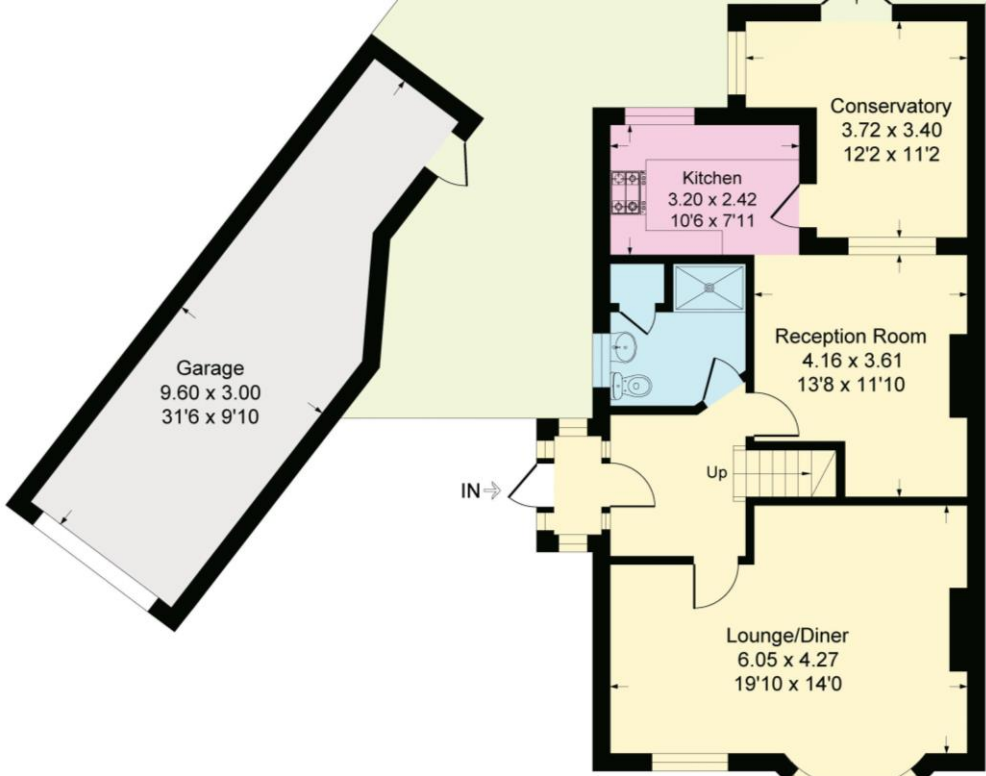
Situated in a peaceful road not far from Chatsworth Primary and Burnt Oak Juniors, a four-bedroom extended 'chalet' style family home. Forming part of the 'Marlborough Park' area, homes in this location tend to be very popular due the schooling, parks, local shops and walking distance to Sidcup station. Offered with the added benefit of no forward chain, a deceiving garden and generously sized detached garage.

**EPC RATING:** D

**COUNCIL TAX BAND:** F

**TENURE:** Freehold

**LEASE TERM:** Not Applicable



**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.