



VILLAGE ESTATES

• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



Incredible Size Rooms (2456 Sq Ft)

**0.3 Mile > New Eltham Stn
Avery Hill Park**

Wyborne & Dulverton Primary Schools

**Popular Shops on Main Road
4 Stops From Lewisham DLR**



**469 Footscray Road
London, SE9 3UH**

£899,995

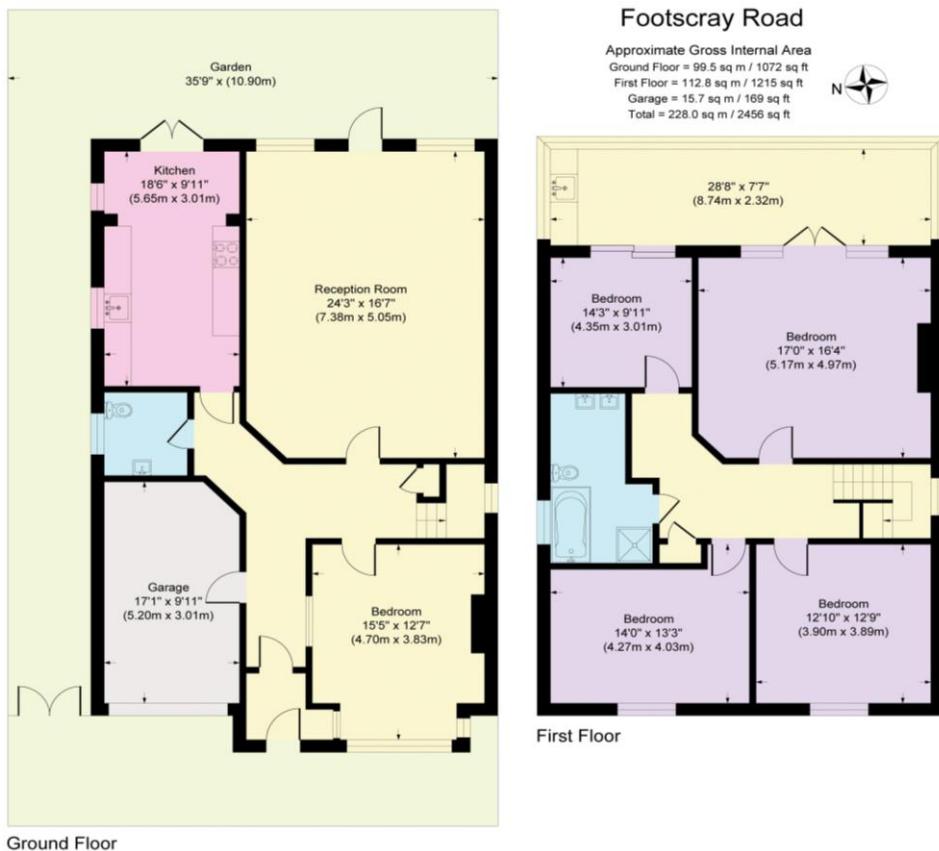
The generous room sizes both on the first and second floor of this home simply have to be seen in person to get a true feel, a very deceptive detached property in the heart of New Eltham. A fantastic family home with room to grow into, excellent primary schools in Wyborne and Dulverton that are within walking distance and for those of you that commute into London you are on top of a zone 4 mainline station. Our homeowners were sold on this property when they came through the front door nearly 10 years ago, the garden is approximately 90ft long, all bedrooms are doubles and there is plenty of space to entertain family and friends. All in all, a family home with all your much needed amenities at your disposal.

EPC RATING: D

TENURE: Freehold

COUNCIL TAX BAND: E

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.