



# VILLAGE ESTATES

• EST. 1993 •

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**TWO STOREY REAR EXTENSION  
0.9 MILE - SIDCUP RAILWAY ST  
OFF STREET PARKING**

**SIDCUP LEISURE CENTRE  
OUTBUILDING / OFFICE  
18FT X 14FT LOUNGE**



**28 Wyncham Avenue  
Sidcup, DA15 8ER**

**£475,000**

**TWO STOREY EXTENDED semi-detached house, found in a pleasant tree lined road and within walking distance to a number of primary and secondary schools. For those that work from home, this house has the added benefit of a SPACIOUS OFFICE situated at the end of the garden. A great property with tremendous space, ideal for entertaining with a larger than average kitchen and lounge.**

**EPC RATING: D**

**TENURE: Freehold**

**COUNCIL TAX BAND: D**

**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.