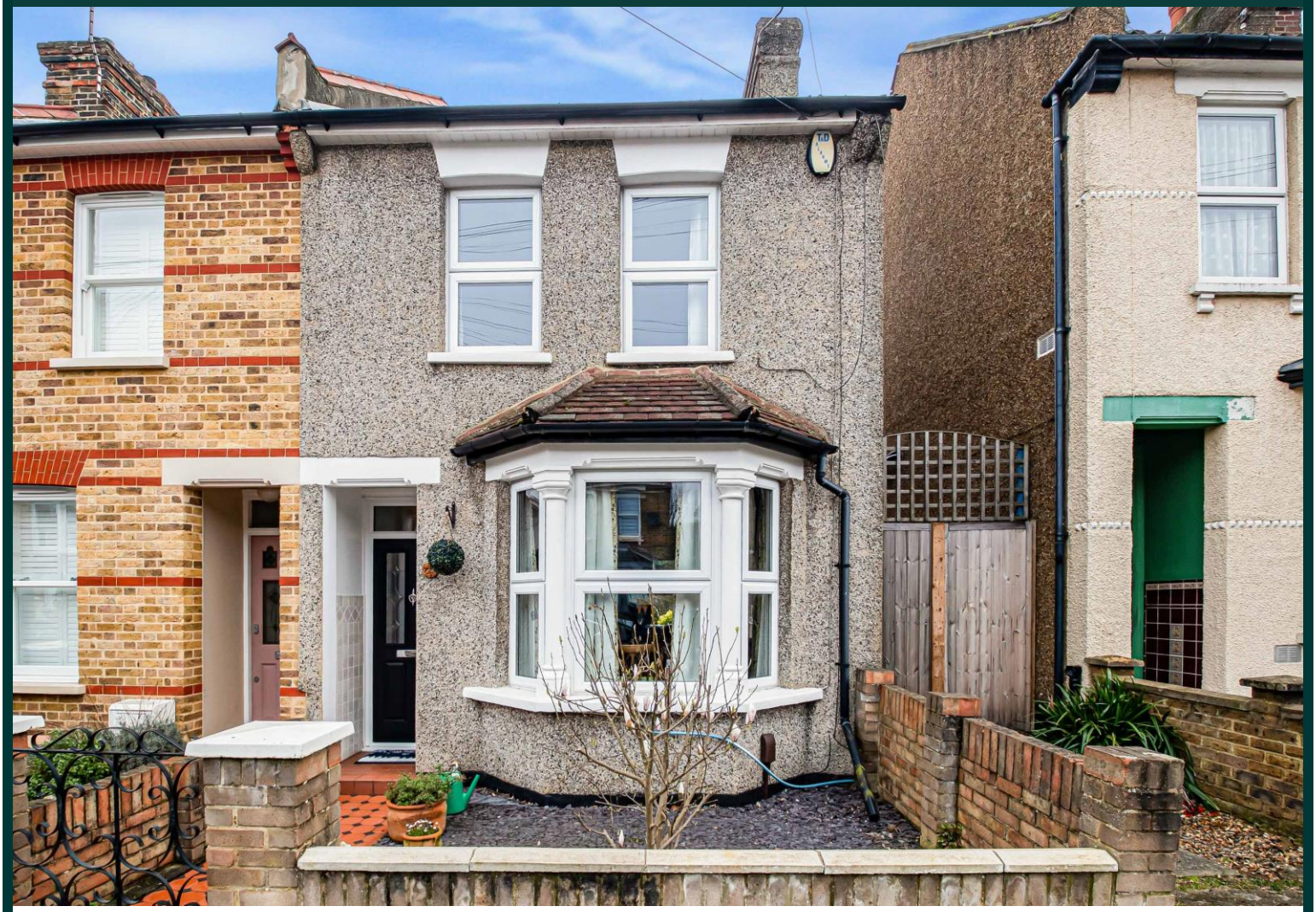
VILLAGE ESTATES

• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND Tel: 0208 302 1002 www.village-estates.com Email: sidcup@village-estates.com



END OF TERRACE VICTORIAN

OFFERED WITH NO CHAIN

CENTRAL SIDCUP LOCATION

LANDSCAPED GARDEN

LONGLANDS SCHOOL CATCHMENT

CLOSE TO AMENITIES

12 Bedford Road

Sidcup, DA15 7JP

Guide Price £450,000-£475,000

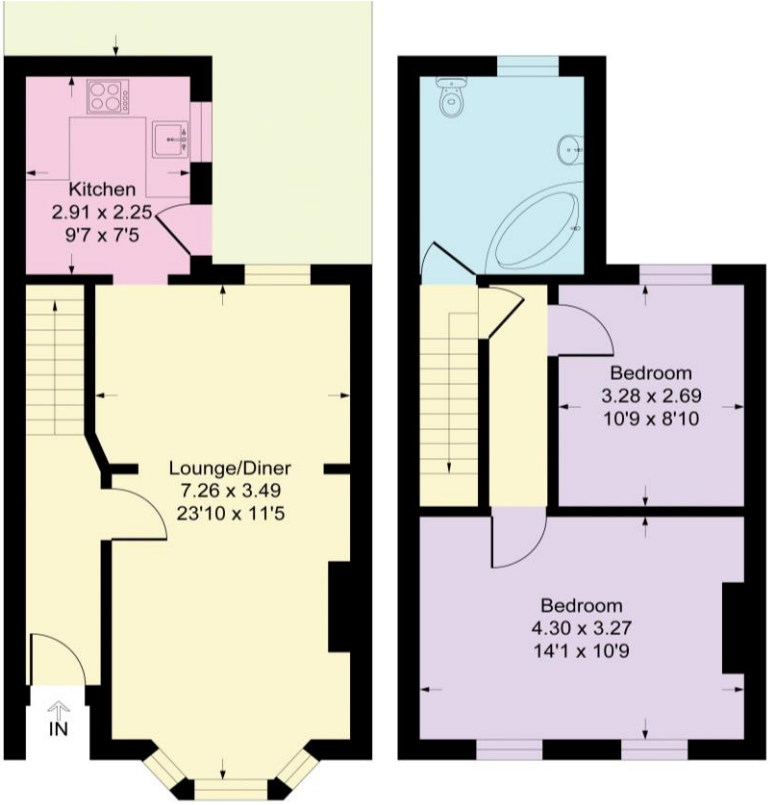
A much-loved two-bedroom Victorian end-of-terrace home on sought-after Bedford Road, offered to the market with no onward chain. Ideally located within excellent school catchments and within easy reach of Sidcup Railway Station, the property features a beautifully landscaped garden and charming period character throughout. Well maintained yet offering scope to update and extend (STPP), this is a fantastic opportunity for buyers seeking a home with potential in a convenient and popular location.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



Ground Floor **First Floor**

CONSUMER PROCTECTION 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.