



# VILLAGE ESTATES



• EST.1993 •

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**TWO CAR DRIVEWAY**  
**LONGLANDS PRIMARY SCHOOL**  
**EXCELLENT FAMILY HOME**

**13 MIN WALK - SIDCUP MAINLINE STATION**  
**POPULAR LOCATION**  
**CHIS & SID GRAMMAR SCHOOL**



**23 York Avenue**  
Sidcup, DA15 7LJ

**£750,000**

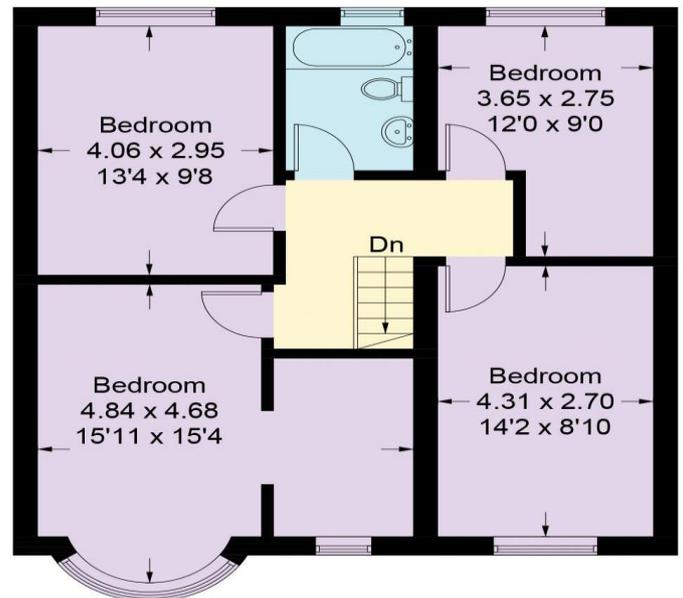
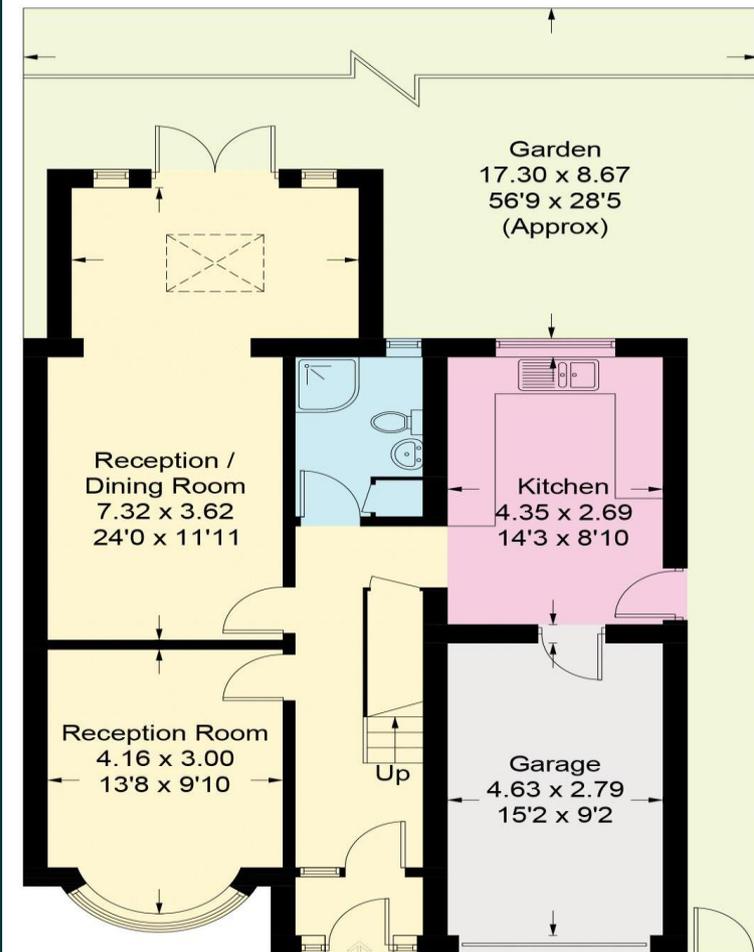
Positioned in a popular road just 0.6 of a mile from Sidcup mainline station, Village Estates present a four bedroom extended semi-detached house. Offering good size reception and bedrooms, a two-car driveway, integral garage and still retaining side access we feel this would be an ideal proposition for a family.

EPC RATING: TBC

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



## York Avenue, DA15

Approximate Gross Internal Area  
145.5 sq m / 1566 sq ft  
(Including Garage)

### 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.