



VILLAGE ESTATES

• EST.1993 •



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**WALKING DISTANCE TO NEW ELTHAM
STATION (ZONE 4)**

**CROWN WOOD ACADEMY
CATCHMENT**

POTENTIAL TO EXTEND (STPP)

**SECLUDED SOUTH FACING REAR
GARDEN**

DRIVEWAY & GARAGE

CLOSE TO AMENITIES



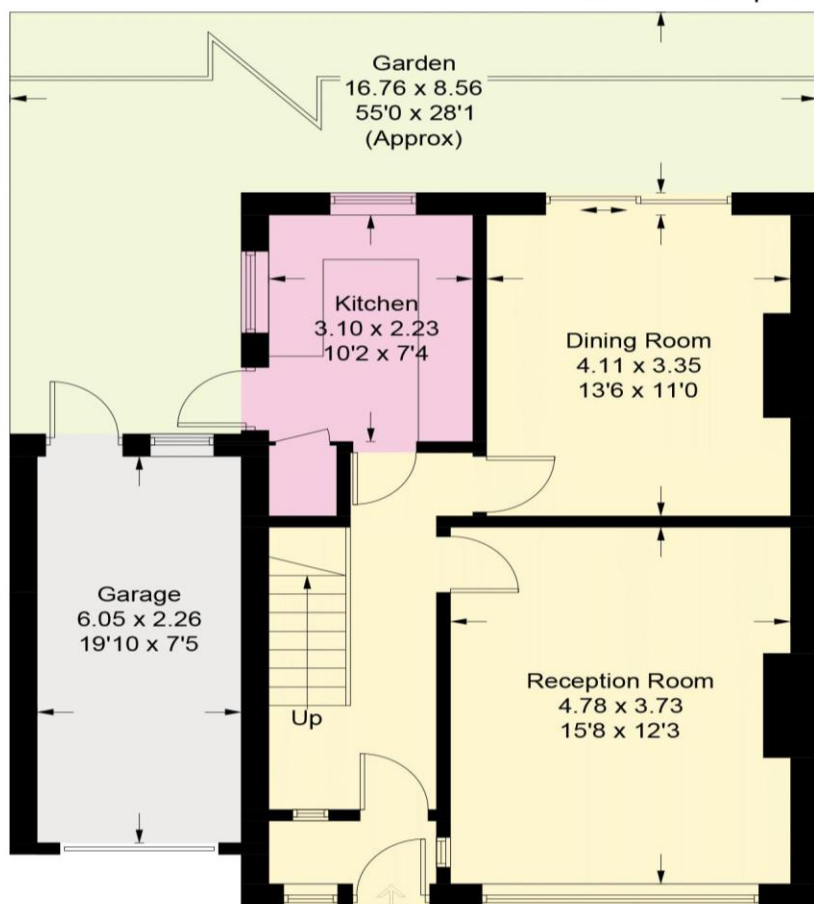
8 Overmead
Sidcup, DA15 8DS

£625,000

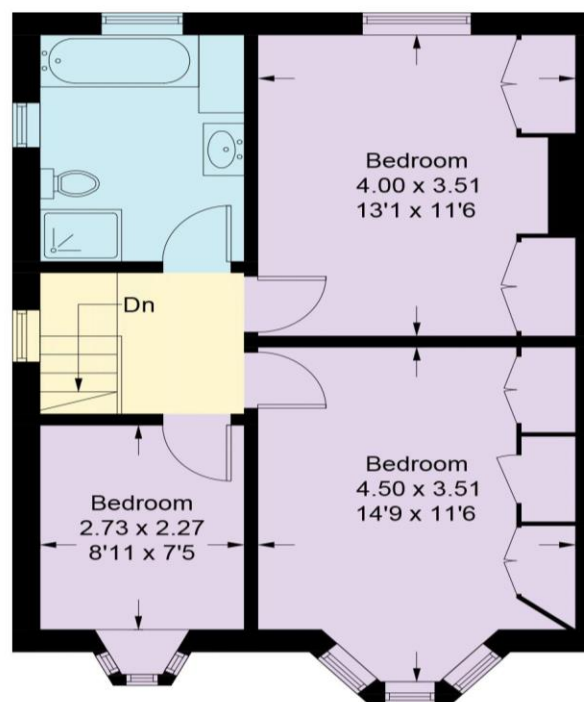
Three bedroom semi-detached family home close to good schools and within walking distance to New Elham station, although in need of cosmetic updating we feel this is an ideal property for a growing family with the potential to extend (STPP).



Approximate Gross Internal Area = 100.4 sq m / 1081 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 114.1 sq m / 1228 sq ft



Ground Floor



First Floor

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.