



# VILLAGE ESTATES

• EST. 1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

[www.village-estates.com](http://www.village-estates.com)

Email: [sidcup@village-estates.com](mailto:sidcup@village-estates.com)



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

**POTENTIAL TO EXTEND (STPP)**

**DRIVEWAY & GARAGE**

**CROWN WOOD ACADEMY CATCHMENT**

**SECLUDED SOUTH FACING REAR GARDEN**

**CLOSE TO AMENITIES**



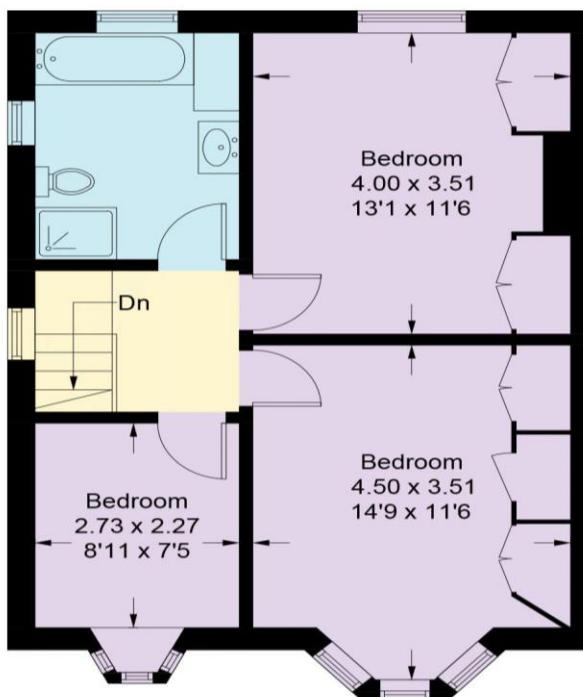
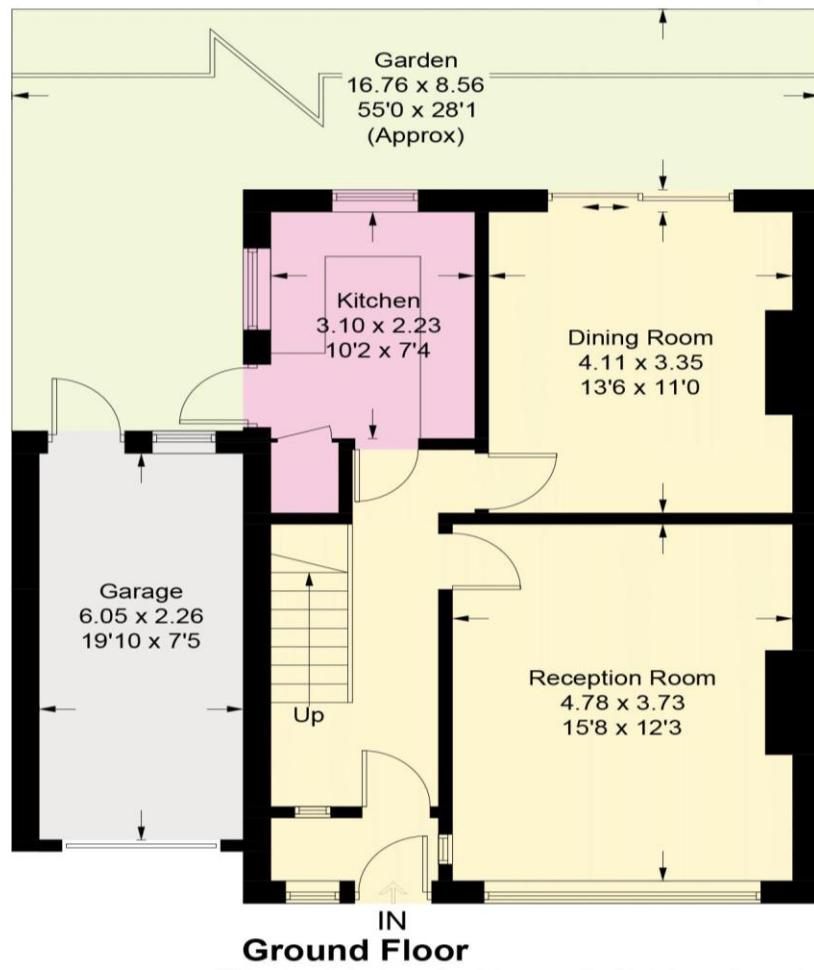
**8 Overmead  
Sidcup, DA15 8DS**

**£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



**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.