



VILLAGE ESTATES



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**IMMACULATE PRESENTATION
THROUGHOUT**

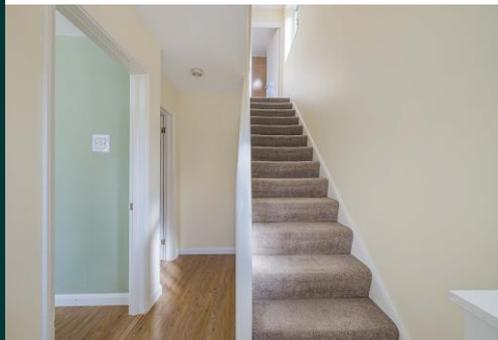
OPEN PLAN KITCHEN DINER

DRIVEWAY PARKING

THREE BEDROOMS

BEAUTIFUL GARDEN

QUIET LOCATION

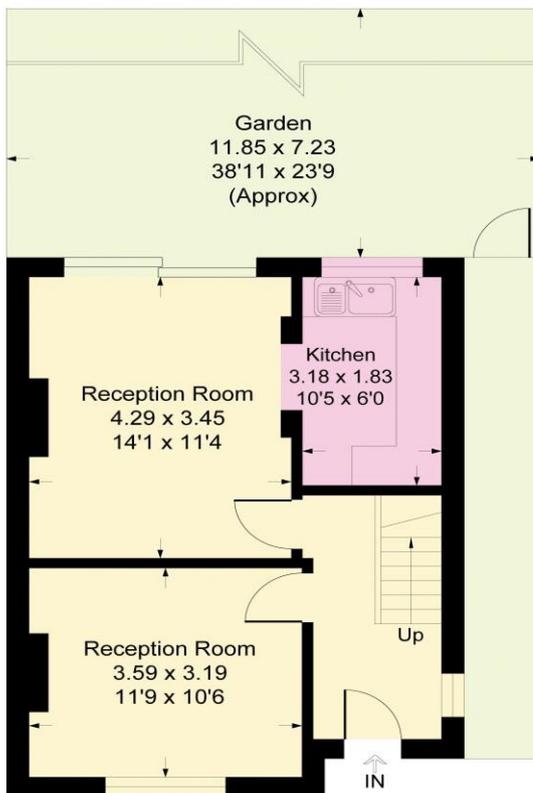


**11 Ruxley Close
Sidcup, DA14 5LS**

**Guide Price £480,000 -
£500,000**

IMMACULATE THREE BEDROOM SEMI-DETACHED HOME

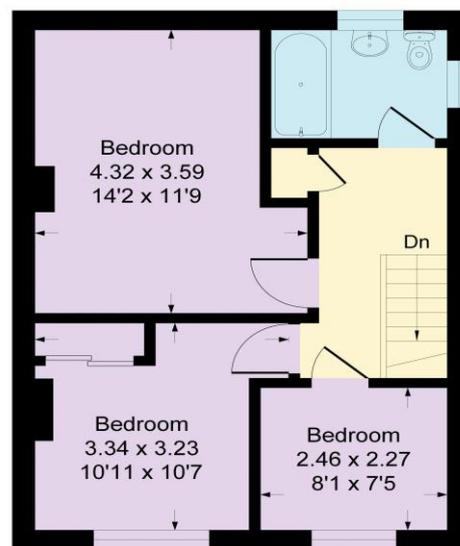
Set on a quiet road this stunning family home is ready to move into and enjoy. Maintained and presented to a very high standard, this beautiful home offers a fantastic layout and ample space for family life. The property boasts a separate living room, leading on to the open plan kitchen diner, finished to an exceptional standard. There are three great sized bedrooms upstairs, alongside the modern family bathroom. The rear garden will provide the perfect suntrap in the garden, with a paved patio and decked area. The property also benefits from off-street parking. We highly recommend viewing this exceptional home.



Ground Floor

Ruxley Close, DA14

Approximate Gross Internal Area
81.7 sq m / 880 sq ft



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.