



VILLAGE ESTATES

• EST. 1993 •

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**15 MIN WALK SIDCUP MAINLINE
STN**

**OPEN PLAN LAYOUT
POTENTIAL TO EXTEND**

**CHIS & SID GRAMMAR SCHOOL
SPACIOUS INTEGRAL GARAGE
PARKWOOD LEISURE CENTRE**



**208 Hurst Road
Sidcup, DA15 9AJ**

Guide Price £650,000-£675,000

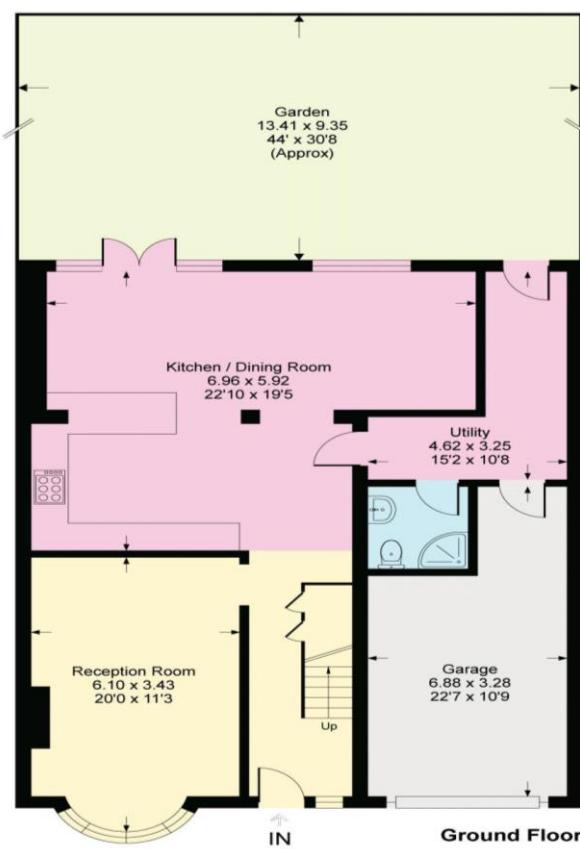
This beautifully extended 1930s built three-bedroom semi-detached house is situated in a highly sought-after location and boasts a wealth of accommodation on the ground floor, making it an ideal family home. The property offers scope for further extension at second storey height. The property is conveniently located for access to Hurstmere School for boys and Chis & Sid grammar school, both of which are highly regarded. Sidcup mainline station is within walking distance, providing excellent transport links to London and beyond.

EPC RATING: C

TENURE: Freehold

COUNCIL TAX BAND: E

LEASE TERM: Not Applicable



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.