



VILLAGE ESTATES



• EST.1993 •

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CHAIN FREE

**POPULAR CHRISTCHURCH
CONSERVATION AREA**

71FT REAR GARDEN

WIDER THAN AVERAGE PLOT

DRIVEWAY & GARAGE

**EXCELLENT POTENTIAL FOR
EXTENSION (STPP)**



**2 Hamilton Road
Sidcup, DA15 7HB**

**Guide Price £700,000-
£725,000**

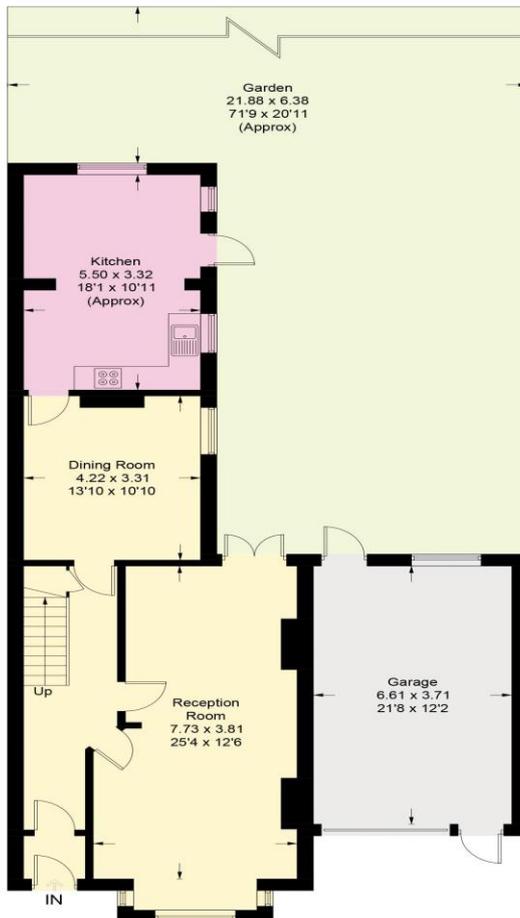
Village Estates are delighted offer for sale a four bedroom VICTORIAN semi detached house situated in the very desirable CHRISTCHURCH CONSERVATION AREA. Only one of a small number of properties in this road that has the benefit of OFF ROAD PARKING and a GARAGE to the side with SCOPE for FURTHER EXTENSION (subject to planning permission). Rarely do properties of this nature come available, conveniently positioned on the doorstep of Sidcup high street and within 10 minutes walk to Sidcup mainline station (zone 5).

EPC RATING: D

TENURE: Freehold

COUNCIL TAX BAND: F

LEASE TERM: Not Applicable



**Hamilton Road,
Sidcup, DA15**

Approximate Gross Internal Area
143.1 sq m / 1540 sq ft
Garage = 24.7 sq m / 266 sq ft
Total = 167.8 sq m / 1806 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.