



VILLAGE ESTATES

• EST. 1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**MODERNISED AND WELL PRESENTED
THROUGHOUT**

**DETACHED GARAGE TO REAR
CLOSE TO TRANSPORT LINKS**

**PRIVATE MAINLY LAWNED WEST
FACING GARDEN**

**ADDITIONAL BEDROOM WITH ENSUITE
IN LOFT**

EXCELLENT SCHOOL CATCHMENT



**56 Foots Cray Lane
Sidcup, DA14 4NR**

**Guide Price £500,000-
£525,000**

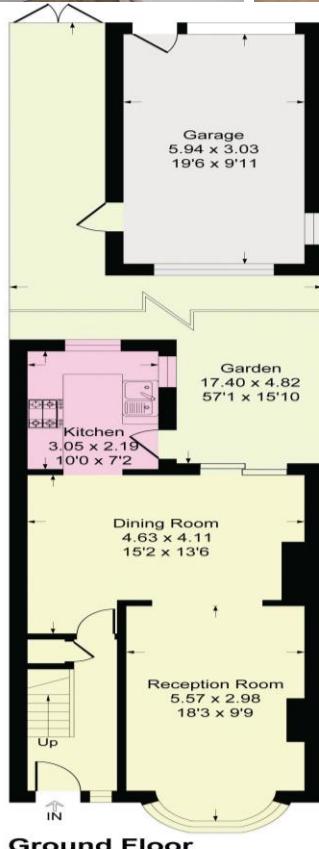
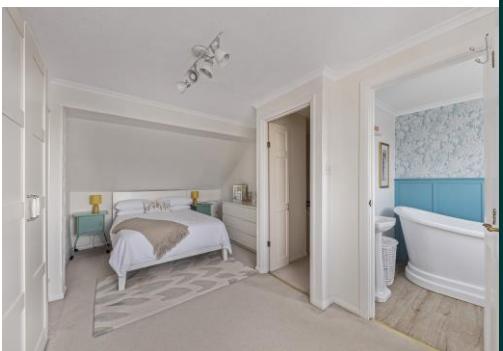
This four-bedroom house offers a fantastic opportunity for a growing family. The loft extension provides a spacious master bedroom with an en-suite bathroom, making it the perfect retreat for parents. The property is ideally located, with easy access to Albany Park Mainline Station and various popular primary and secondary schools, providing convenience for commuters and families alike. Additional features include a two-car driveway, ensuring parking is never a problem, and a low-maintenance garden that is easy to care for. The multi-purpose garage at the rear offers flexible space that could be used for storage, a home office, or even a hobby room. This home combines practicality with comfort, making it a perfect fit for modern family living.

EPC RATING: D

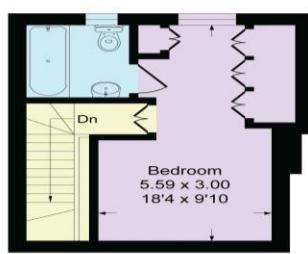
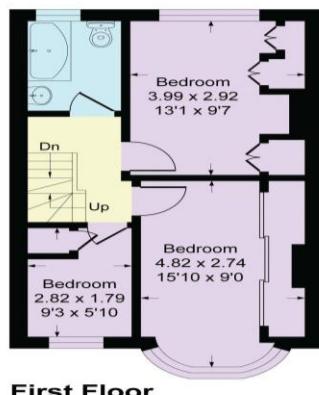
COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 109.3 sq m / 117 sq ft
Garage = 17.9 sq m / 194 sq ft
Total = 127.3 sq m / 1371 sq ft



Ground Floor

First Floor

Second 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.