

# VILLAGE ESTATES

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**QUIET CUL-DE-SAC LOCATION**

**KITCHEN DINER**

**RESIDENTS PARKING (NO  
RESTRICTIONS)**

**THREE BEDROOMS**

**PRIVATE GARDEN**

**NEAR TO LOCAL BUS ROUTES**



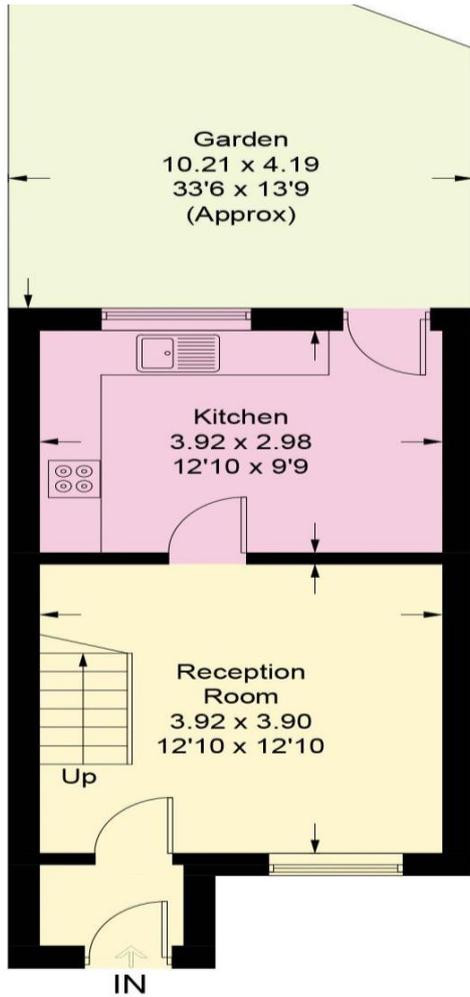
**55 Townshend Close**  
Sidcup, DA14 5HY

**Guide Price £320,000-£330,000**

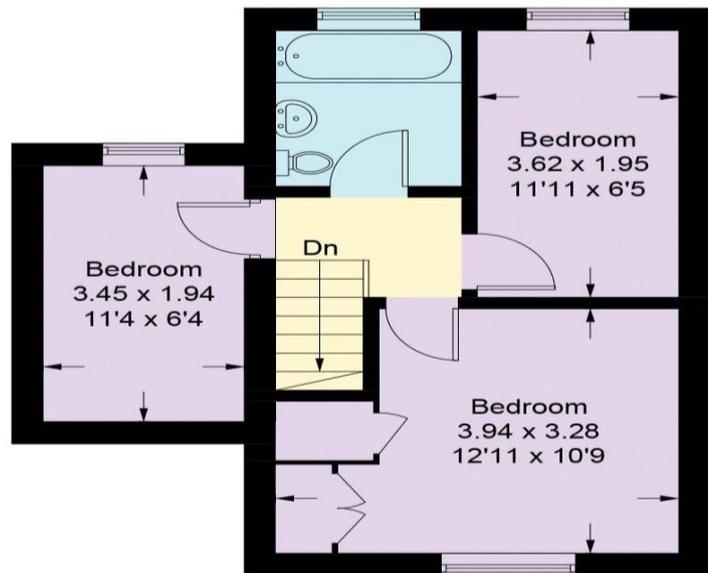
**THREE BEDROOM** terraced house located in a **QUIET CUL-DE-SAC** near to **LOCAL BUS ROUTES** that service two nearby **MAINLINE TRAIN STATIONS**. We feel this would be an ideal property for a **FIRST TIME BUYER**, buy to let investor or someone looking to **downsize** from a larger property.



Approximate Gross Internal Area  
64.7 sq m / 696 sq ft



**Ground Floor**



**First Floor**

**CURRENT ENERGY EFFICIENCY RATING 'C'**

**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.