



VILLAGE ESTATES



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OFFICE/STUDY

TWO BATHROOMS

SHORT WALK TO SIDCUP STATION

GROUND FLOOR W.C

BIRKBECK PRIMARY SCHOOL

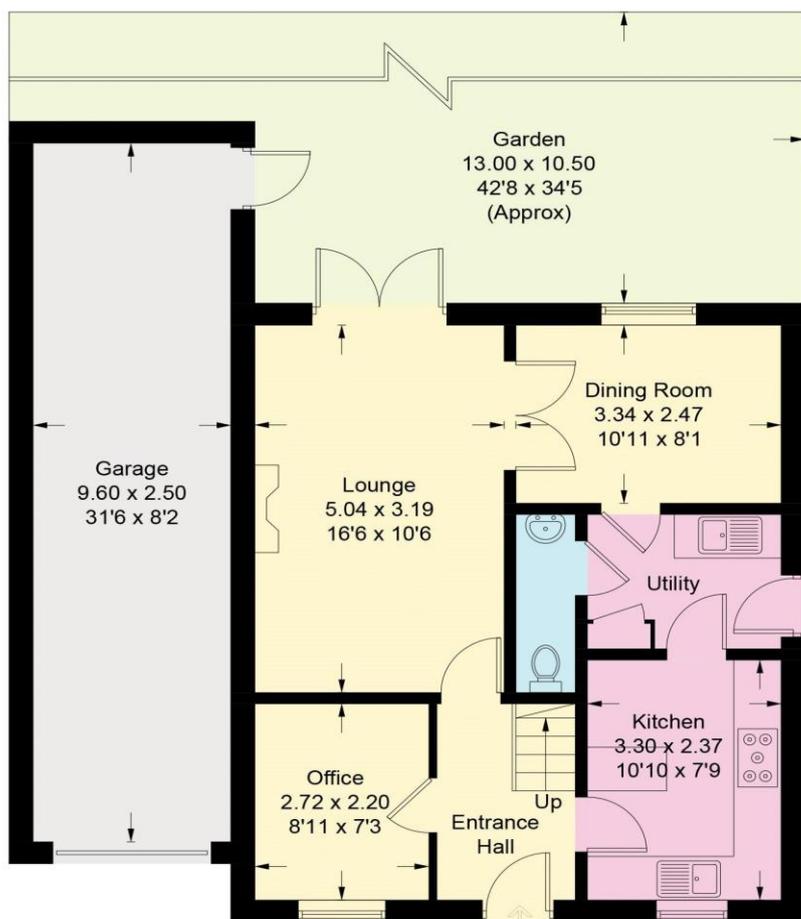
31FT TANDEM GARAGE



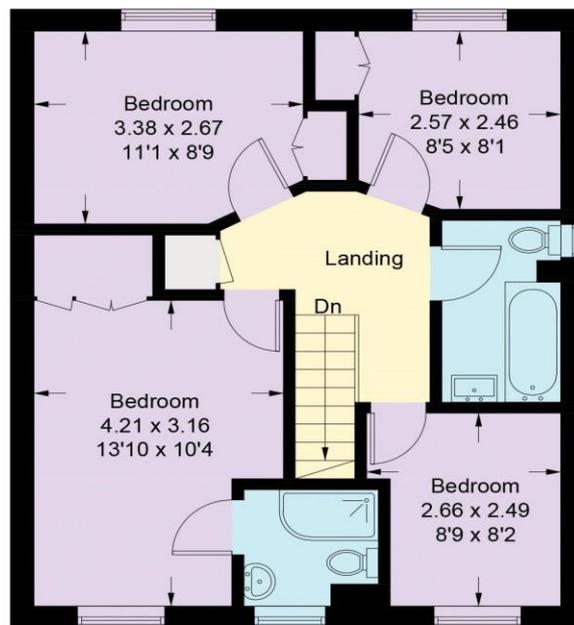
11 Hemmings Close
Sidcup, DA14 4JR

£700,000

FOUR BEDROOM detached residence backing onto **WARING PARK** and within a short walk to **SIDCUP TRAIN STATION**. Presented in pristine condition, we feel this would be an ideal family home with **TWO RECEPTION ROOMS**, a separate study, ground floor WC and within proximity to **BIRKBECK PRIMARY SCHOOL**.



Approximate Gross Internal Area
 105.6 sq m / 1137 sq ft
 Garage = 24.1 sq m / 259 sq ft
 Total = 129.7 sq m / 1396 sq ft



CURRENT ENERGY EFFICIENCY RATING 'D'

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.