



VILLAGE ESTATES

• EST.1993 •



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CUL DE SAC LOCATION

**SHORT WALK TO SIDCUP
STATION**

GARAGE AND DRIVE

ENSUITE AND DRESSING ROOM

LANDSCAPED REAR GARDEN

**EXCELLENT SCHOOL
CATCHMENT**



30 Lamorbey Close
Sidcup, DA15 8BA

£750,000

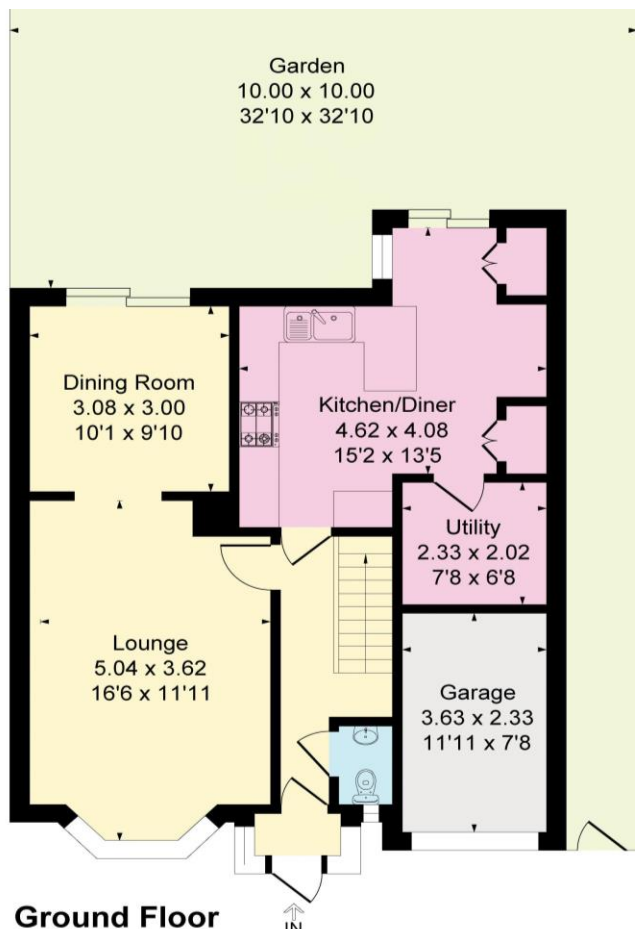
Four-bedroom DOUBLE FRONTED DETACHED house positioned within a quiet cul-de-sac very close to SIDCUP TRAIN STATION, and excellent school catchment. An excellent family home with EXTENDED KITCHEN and UTILITY, a secluded rear garden and GARAGE with large DRIVE.

EPC RATING: D

COUNCIL TAX BAND: F

TENURE: Freehold

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.