



# VILLAGE ESTATES

• EST.1993 •



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**IMMACULATE PRESENTATION**

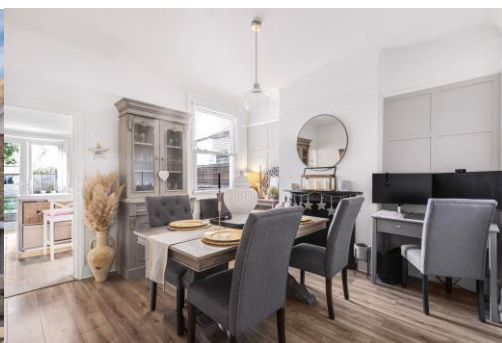
**SEPERATE DINING ROOM**

**SPACIOUS LIVING  
ARRANGEMENTS**

**PERIOD PROPERTY**

**LARGE MASTER BEDROOM**

**CLOSE TO AMENITIES**



**72 Sidcup Hill**  
Sidcup, DA14 6HY

**Guide Price £450,000-  
£475,000**

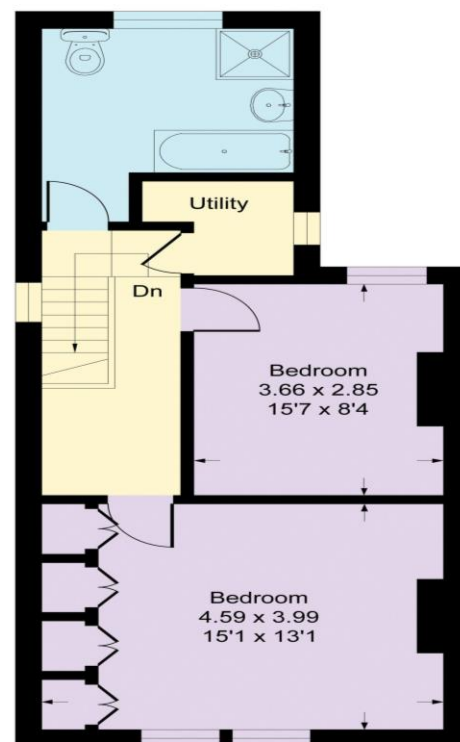
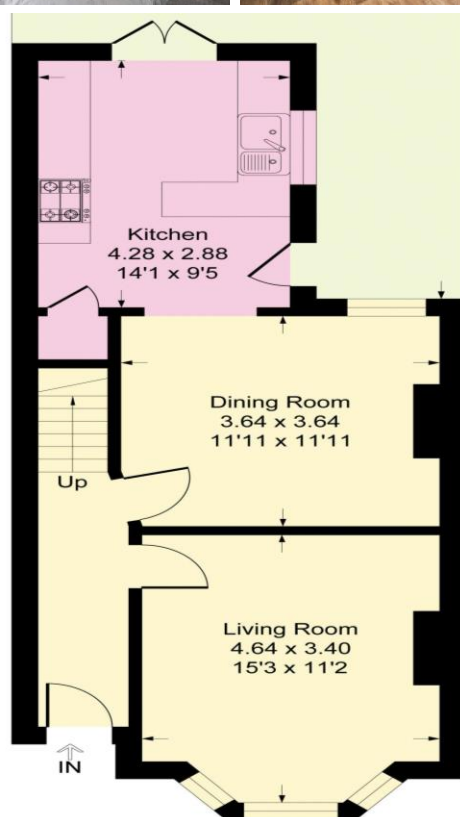
Presented to a very high standard, the spacious two-bedroom period home is sure to impress. Combining both a high-level finish and a great amount of space to use, this property is perfect for anyone looking to move straight in. The home offers two stunning reception room, perfect for both relaxing and dining, as well as the modern fitted kitchen. There are two great sized bedrooms, offering plenty of living space and storage, alongside the beautiful family bathroom. The benefit of a quiet rear garden will offer a great retreat in the summer months, as well as having all local amenities and schooling

**EPC RATING:** D

**COUNCIL TAX BAND:** D

**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.