



# VILLAGE ESTATES

• EST.1993 •

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**Chain Free**

**Dulverton Primary School**

**Spacious Driveway**

**0.3 Mile / New Eltham Station**

**Potential To Improve/Extend**

**Detached Property**



**474 Footscray Road**  
London, SE9 3UA

**Guide Price £600,000-£625,000**

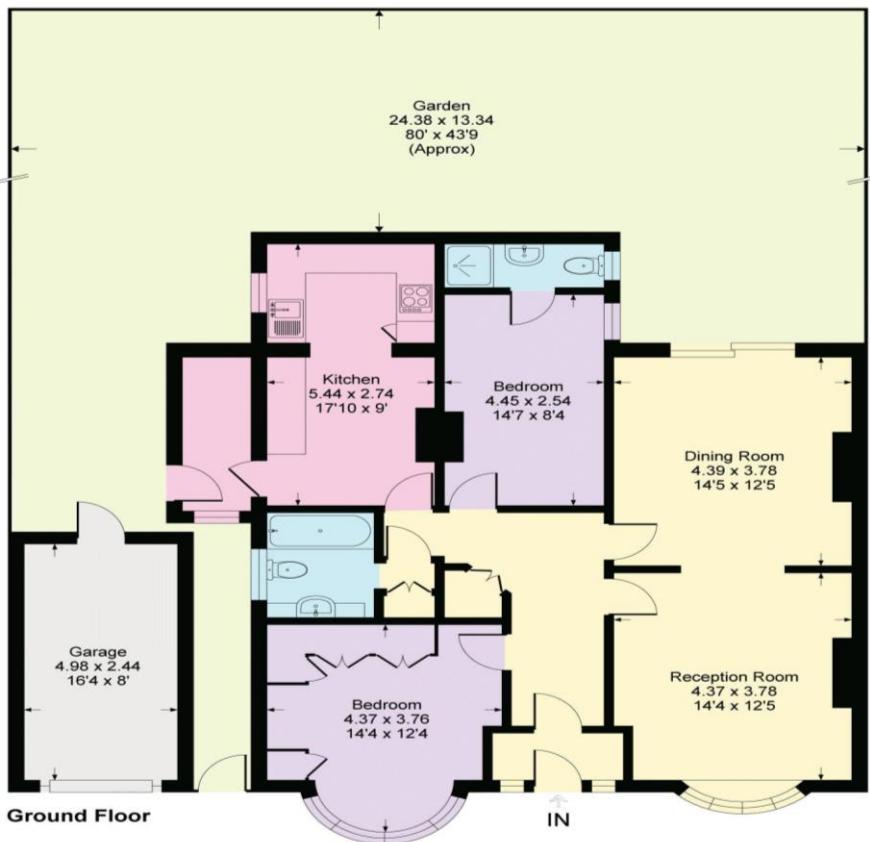
**A double fronted detached bungalow for sale on the borders of both Sidcup and New Eltham, offered with no forward chain. Excellent potential to improve this deceptively spacious bungalow. Located within easy reach of bus link, the mainline station, Dulverton Primary and high street shops.**

**EPC RATING: D**

**TENURE: Freehold**

**COUNCIL TAX BAND: E**

**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.