



# VILLAGE ESTATES



• EST.1993 •

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**OFFERED WITH NO FORWARD CHAIN**

**FOUR PIECE FAMILY BATHROOM**

**SHORT WALK TO SIDCUP HIGH STREET**

**SOUTH/EAST FACING GARDEN WITH OUTBUILDING**

**TWO RECEPTIONS WITH FEATURE FIREPLACES**

**IMMACULATE PRESENTATION THROUGHOUT**



**23 Oxford Road  
Sidcup, DA14 6LW**

**Guide Price £450,000-  
£475,000**

This well-presented end-of-terrace period home is situated on one of the highly sought-after Counties Roads within a short walk of Sidcup High Street. The accommodation features two reception rooms, both with attractive fireplaces, and a fitted kitchen on the ground floor. Upstairs offers two bedrooms and a stylish four-piece family bathroom, with a staircase leading to a versatile loft room. Outside, the property benefits from a well-maintained rear garden and a brick outbuilding, ideal for use as a home office or studio.

EPC RATING: D

COUNCIL TAX BAND: D

TENURE: Freehold

LEASE TERM: Not Applicable



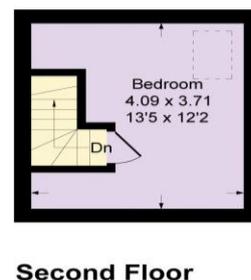
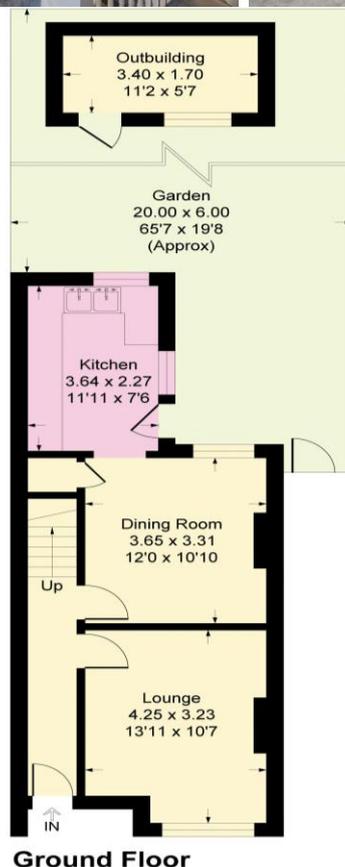
## Oxford Road, DA14

Approximate Gross Internal Area

95.6 sq m / 1029 sq ft

Outbuilding = 5.7 sq m / 62 sq ft

Total = 101.3 sq m / 1091 sq ft



### 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.