



VILLAGE ESTATES

• EST. 1993 •

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**0.5 MILES > SIDCUP HIGH ST
EASY ACCESS TO A20 / M25
QUIET RESIDENTIAL ROAD**

**EN BLOC GARAGE
VIDEO AVAILABLE
OPEN PLAN KITCHEN DINER**



**29 Felton Lea
Sidcup, DA14 6BA**

£400,000

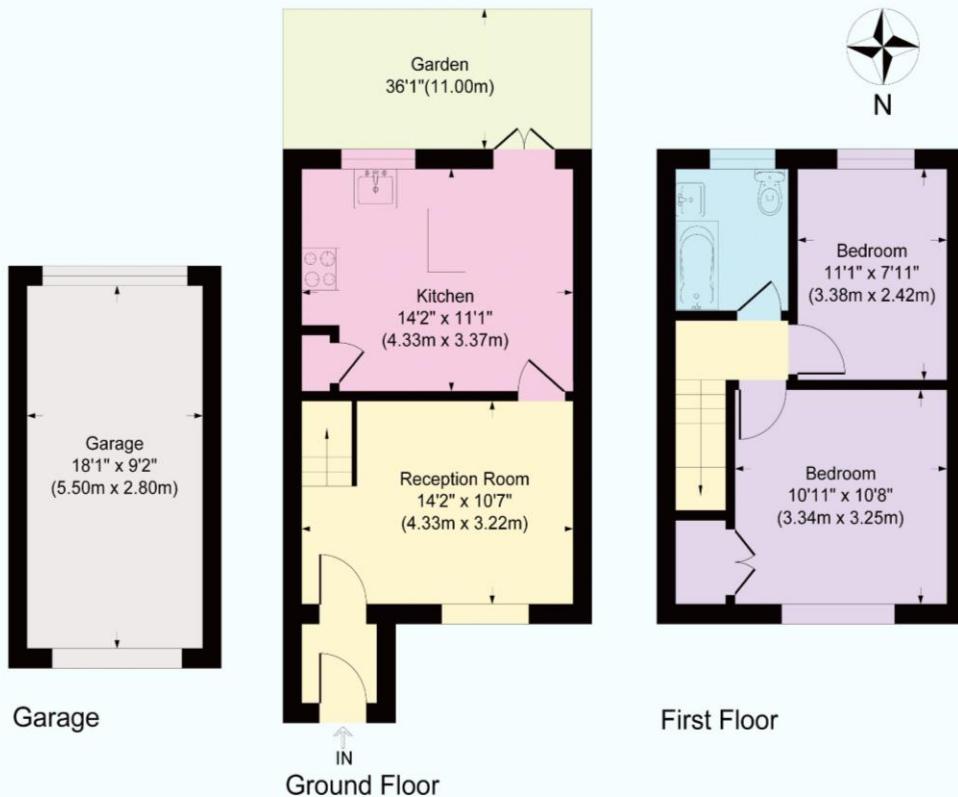
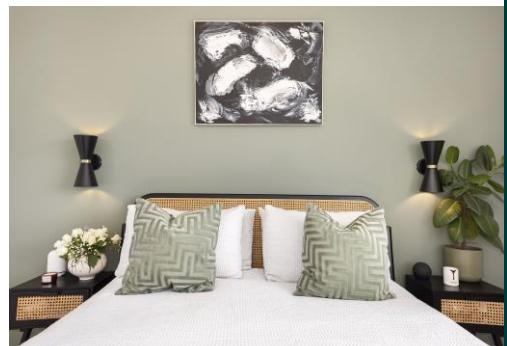
Modernised two-bedroom terraced property located within walking distance to Sidcup High Street and local playing fields. We feel this is an excellent property that is simply move in ready, having been refurbished from top to bottom. A very bright home with an open plan kitchen diner, along with two bedrooms that are considered bigger than the average locally.

EPC RATING: C

TENURE: Freehold

COUNCIL TAX BAND: D

LEASE TERM: Not Applicable



Felton Lea

Approximate Gross Internal Area

Ground Floor = 30.3 sq m / 327 sq ft

First Floor = 28.5 sq m / 308 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 74.3 sq m / 800 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.