



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



PERMITTED DEVELOPMENT FOR A LOFT CONVERSION

EXTENDED TO SIDE & REAR

0.2 MILE - ALBANY PARK TRAIN STATION

FOOTSCRAY MEADOWS CLOSE BY

LANDSCAPED REAR GARDEN

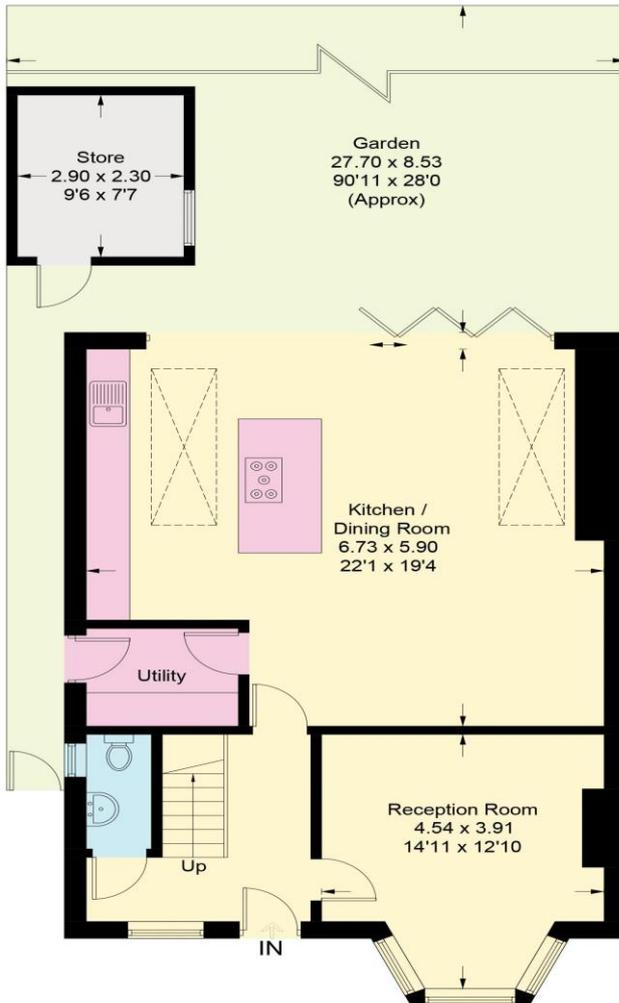
OPEN PLAN LIVING KITCHEN DINING



25 Kimberley Drive
Sidcup, DA14 4PP

Guide Price £550,000-£575,000

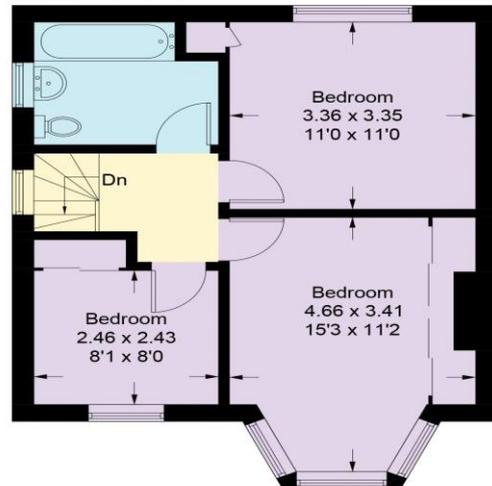
Village Estates are delighted to present this **THREE BEDROOM** semi-detached house located within **0.2 MILES** of **ALBANY PARK MAINLINE STATION**. Benefiting from a new **EXTENSION** to the side and rear allowing for a fantastic **MODERN LAYOUT** combining the living, kitchen and dining area as one. Further potential for a **LOFT CONVERSION** creating a fourth bedroom with views of **LOCAL MEADOWS**.



Ground Floor

Kimberley Drive, DA14

Approximate Gross Internal Area
120.5 sq m / 1297 sq ft
Store = 6.7 sq m / 72 sq ft
Total = 127.2 sq m / 1369 sq ft



First Floor

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.