



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



0.5 MILES - ALBANY PARK TRAIN STATION

CORNER PLOT

MODERN SHOWER ROOM

PICTURESQUE MEADOWS CLOSEBY

SCOPE FOR EXTENSION (STPP)

5 MIN DRIVE TO SIDCUP HIGH STREET



37 Riverside Road
Sidcup, DA14 4PT

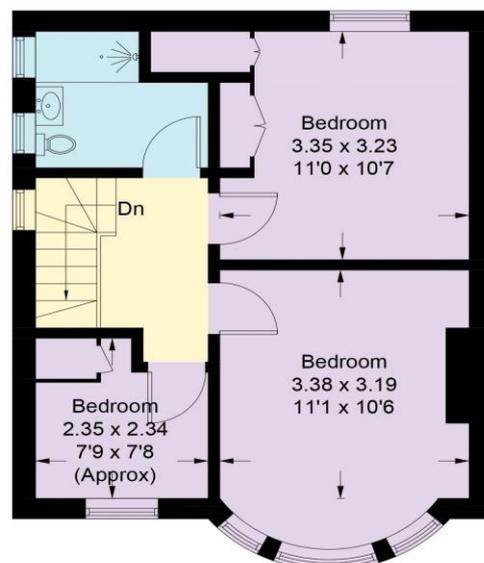
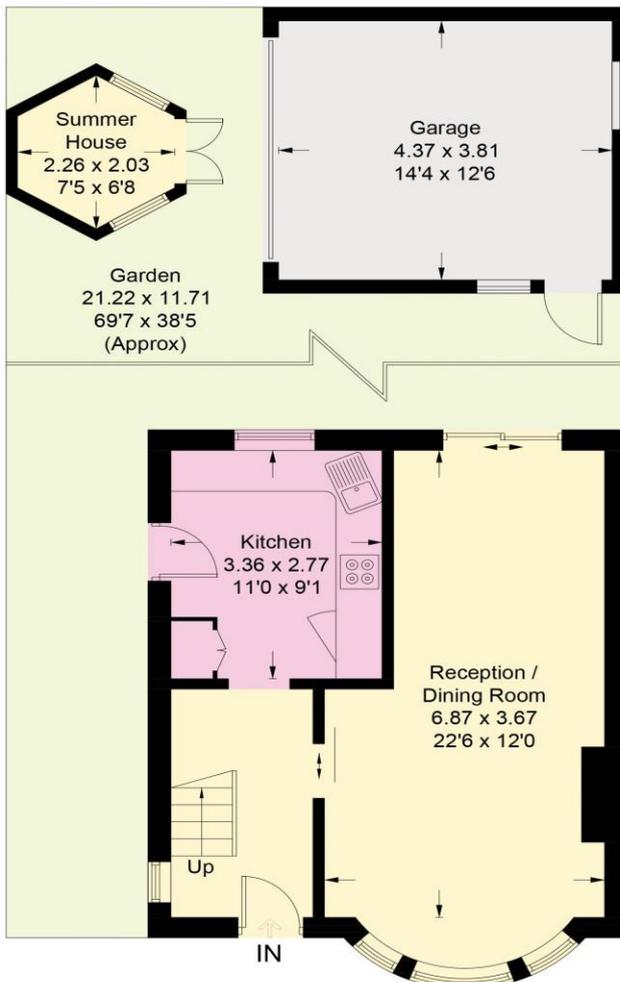
£500,000

Village Estates are pleased to present a three bedroom semi-detached house situated adjacent to local meadows (aka Five Arches) and within a short walk to Royal Park primary school. A house with great potential for extension (subject to council approval) and within easy reach of a mainline station just 0.5 miles away and taking roughly 30 minutes to London Charing Cross.



**Riverside Road,
Sidcup, DA14**

Approximate Gross Internal Area
80.9 sq m / 871 sq ft
Garage = 16.5 sq m / 178 sq ft
Summer House = 3.4 sq m / 36 sq ft
Total = 100.8 sq m / 1085 sq ft



CURRENT ENERGY EFFICIENCY RATING 'C'

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.