



# VILLAGE ESTATES

• EST. 1993 •



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**VACANT POSSESSION  
OFF STREET PARKING  
SOUTH-EAST FACING REAR  
GARDEN**

**IN NEED OF MODERNISATION  
THREE BEDROOMS  
WALKING DISTANCE TO  
STATION**



**51 Cleve Road  
Sidcup, DA14 4RS**

**£375,000**

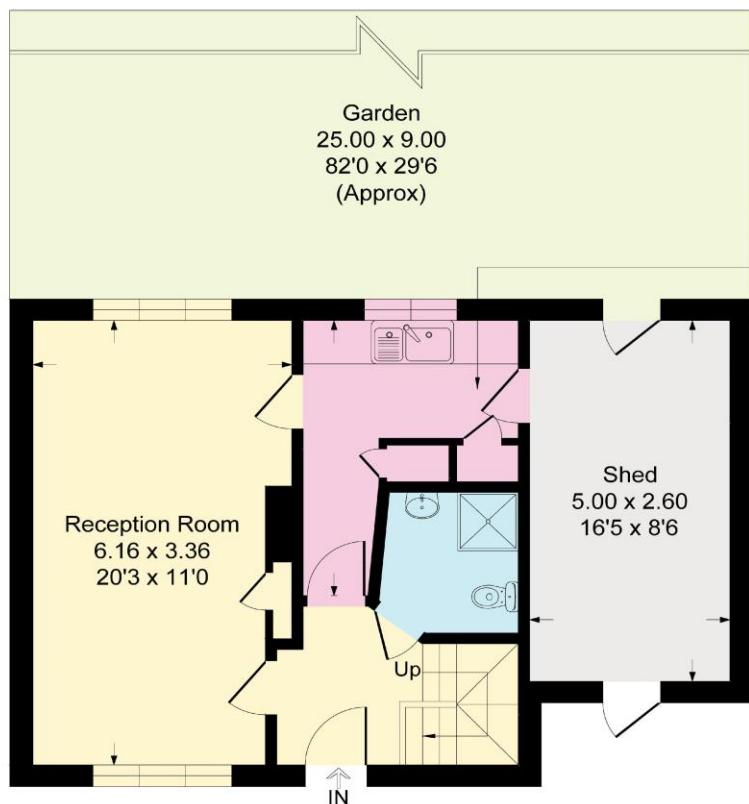
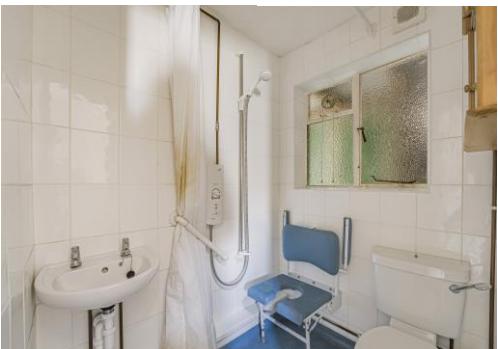
**Three bedroom end terrace house for sale in need of modernisation, located within a short walk to Albany Park train station and the picturesque Footscray Meadows/Five Arches. We feel this would be ideal for a couple to grow into, with potential for further development, situated near to both primary and secondary schools and finally with excellent travel links into Sidcup town centre or various parts of London. Benefits include off street parking and south/east facing rear garden.**

**EPC RATING: E**

**TENURE: Freehold**

**COUNCIL TAX BAND: D**

**LEASE TERM: Not Applicable**



**Ground Floor**

**Cleve Road, DA14**  
Approximate Gross Internal Area = 91.3 sq m / 983 sq ft



**Kitchen**  
3.85 x 2.79  
12'8 x 9'2



**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.