

# VILLAGE ESTATES

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**DESIRABLE LOCATION - 'THE HOLLIES ESTATE'**

**0.5 MILES TO SIDCUP TRAIN STATION (ZONE 5)**

**EXCLUSIVE LEISURE CENTRE (NON COMPULSORY MEMBERSHIP)**

**BURNT OAK JUNIOR SCHOOL**

**1 MILE TO SIDCUP HIGH STREET**

**ACRES OF OPEN PARKLAND**



**32 Maple Leaf Drive**  
Sidcup, DA15 8WA

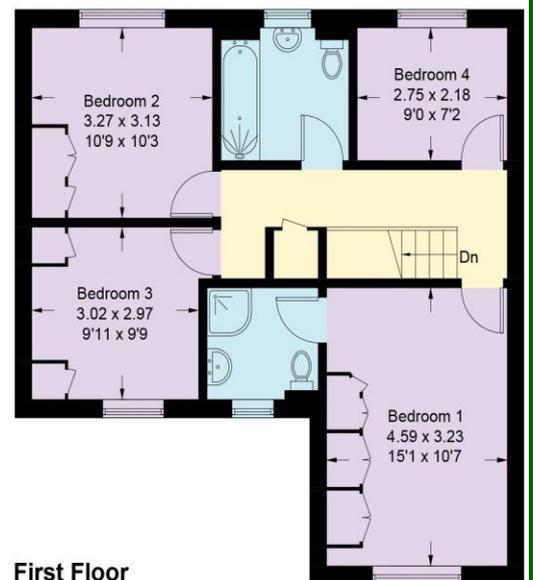
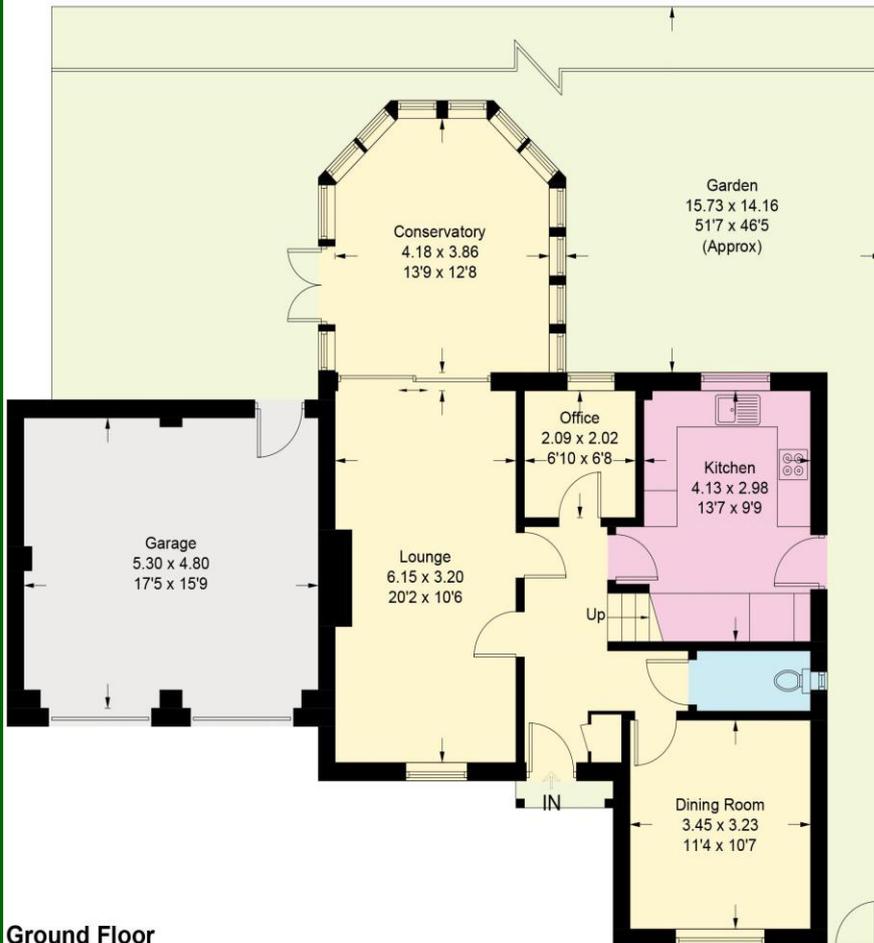
**£795,000**

Village Estates are delighted to present a four bedroom detached residence located within the ever popular Hollies Estate which is surrounded by excellent local primary and secondary schools. This property has access to an exclusive leisure centre within the development and also benefits from a larger than average plot allowing for a large driveway/front garden.



## Maple Leaf Drive, DA15

Approximate Gross Internal Area  
 139.6 sq m / 1503 sq ft  
 Garage = 25.6 sq m / 275 sq ft  
 Total = 165.2 sq m / 1778 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.  
 Produced by Planpix on behalf of Village Estates (ID705693)

### 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.