



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**IN NEED OF COSMETIC  
UPDATING**

**POTENTIAL TO EXTEND (STPP)**

**CLOSE TO AMENITIES**

**EXCELLENT PRIMARY SCHOOL  
CATCHMENT**

**OFFERED WITH NO CHAIN**

**50 FT REAR GARDEN**



**42 Gloucester Avenue**  
Sidcup, DA15 7LL

**Guide Price £500,000-  
£525,000**



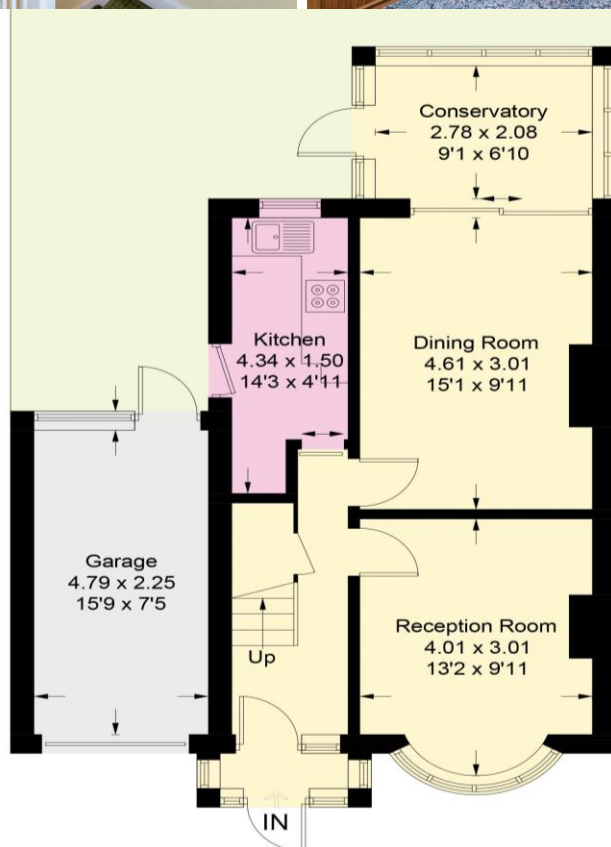
**Three bedroom 1930s SEMI-DETACHED house located within WALKING DISTANCE MAINLINE train station. Offered to the market with NO FORWARD CHAIN, the property REQUIRES COSMETIC REFURBISHMENT and would be an ideal project/blank canvas for someone with the OPPORTUNITY TO EXTEND IN THE FUTURE (STPP).**

**EPC RATING: D**

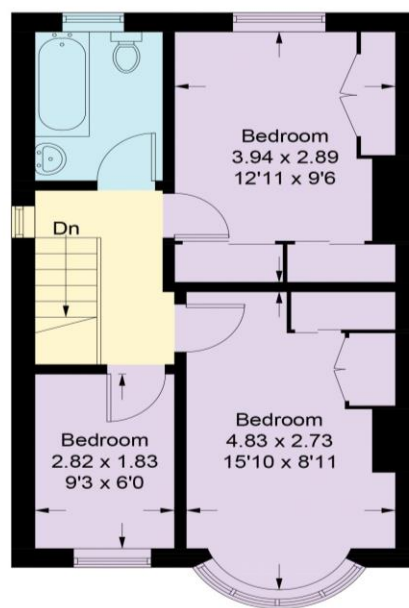
**COUNCIL TAX BAND: D**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**Ground Floor**



**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.