



VILLAGE ESTATES

• EST. 1993 •

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IDEAL FAMILY HOME

**WELL - PRESENTED
THROUGHOUT**

OPEN PLAN LIVING AREA

THREE BEDROOMS

**CLOSE TO ALL AMENITIES
SOUGHT AFTER LOCATION**



**37 Sussex Road
Sidcup, DA14 6LG**

**Guide Price £450,000-
£475,000**

WELL-PRESENTED FAMILY HOME. Village Estates are delighted to present this exceptionally presented family home, close to the high street and all local amenities. Perfect for any first-time buyers, this property offers an open plan living and dining area, perfect for entertaining and unwinding. There is a modern kitchen with additional dining space, as well as the immaculate family bathroom. The property offers three separate generous bedrooms, each with ample storage and living space. The rear garden will offer a great escape in the summer months, with a paved patio, laid lawn and shed. The close proximity to local amenities and schooling make this a fantastic family location. We highly recommend viewing this superb home.



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.