



# VILLAGE ESTATES

• EST.1993 •



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**GARAGE AND DRIVE TO REAR**

**GROUND AND FIRST FLOOR  
BEDROOMS**

**FREEHOLD**

**SOUTH/WEST FACING REAR GARDEN**

**WELL PRESENTED THROUGHOUT**

**EASY REACH OF SIDCUP HIGH  
STREET**



**74 Felton Lea**  
Sidcup, DA14 6BA

**Guide Price £425,000-  
£450,000**



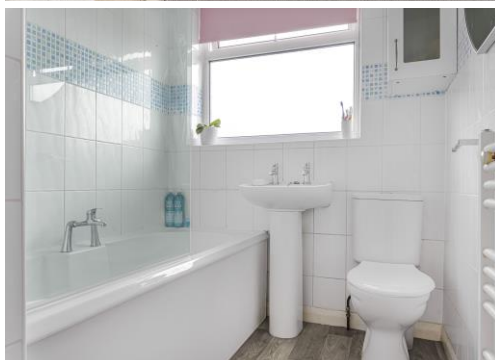
An internal viewing is a must to appreciate the amount of accommodation on offer plus the additional potential to extend (STPP). With two bedrooms and a bathroom on the first floor, the ground floor accommodation boasts, two bedrooms, kitchen/diner and lounge. Plus the added benefit of a south/west facing garden and garage with drive to rear, your early viewing is recommended.

**EPC RATING: C**

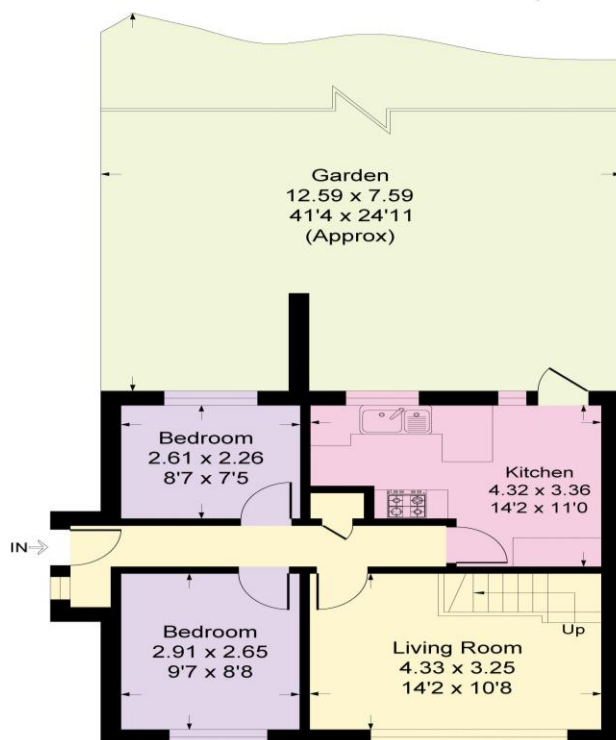
**COUNCIL TAX BAND: D**

**TENURE: Freehold**

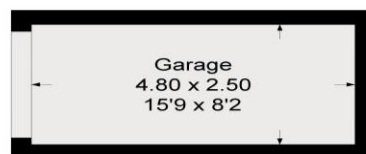
**LEASE TERM: Not Applicable**



Approximate Gross Internal Area = 78.6 sq m / 846 sq ft  
Garage = 12.0 sq m / 129 sq ft  
Total = 90.6 sq m / 975 sq ft



**Ground Floor**



**Garage**



**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.