



VILLAGE ESTATES

• EST.1993 •



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0.4 Mile - Sidcup High Street

98' East Facing Garden

**Longlands & Birkbeck Primary
School**

0.5 Mile Sidcup Mainline Station

Character Property - Built in 1928

**Desirable Location - Christchurch
Conservation Area**



46 Christchurch Road
Sidcup, DA15 7HQ

£1,050,000

A charming four-bedroom detached house located in the highly sought-after 'Christchurch Conservation Area', offering a wonderful combination of peaceful surroundings and convenient access to local amenities. The property boasts a large rear garden, providing ample space for outdoor activities and entertainment. The potential to extend the property further adds to its appeal, providing plenty of options for those looking to customise their living space. Situated within walking distance of both Sidcup mainline station and two highly regarded preparatory schools. This property is ideal for families seeking easy access to transportation and education options. Longlands Park and Sidcup High Street are also just a short distance away, offering a range of shops, restaurants, and recreational opportunities. Overall, this property represents an excellent opportunity to own a spacious and well-located home in one of Sidcup's most desirable neighbourhoods.

EPC RATING: D

COUNCIL TAX BAND: G

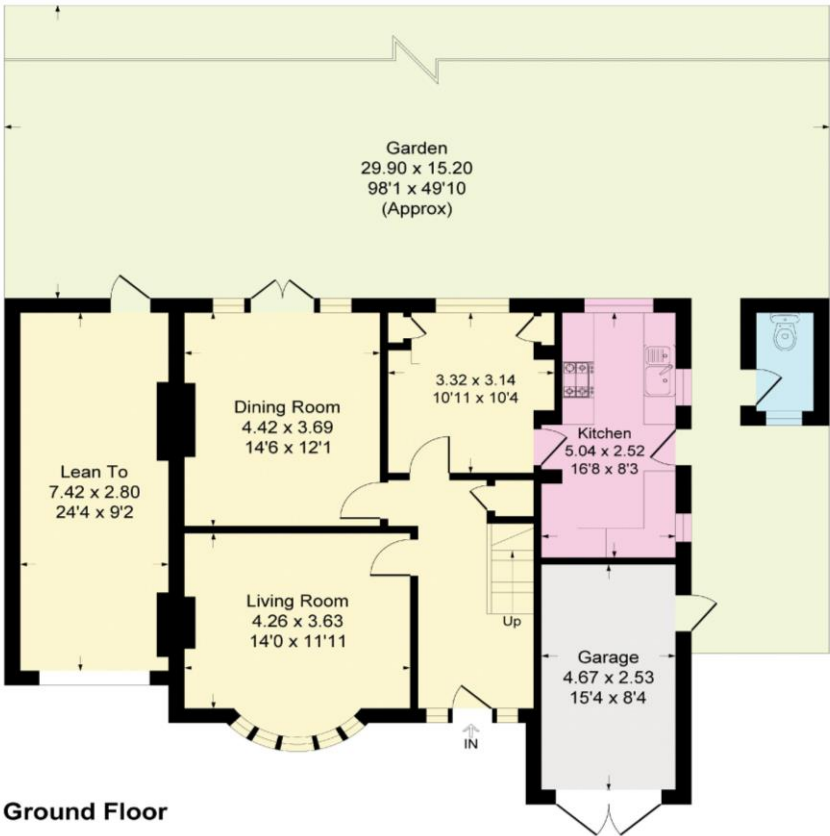
TENURE: Freehold

LEASE TERM: Not Applicable

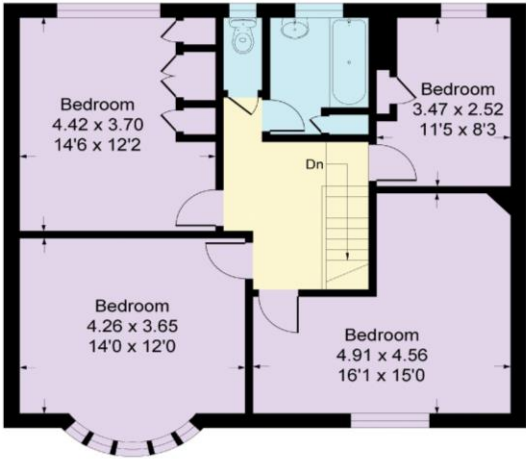


Christchurch Road, DA15

Approximate Gross Internal Area = 168.6 sq m / 1815 sq ft
Garage = 11.8 sq m / 127 sq ft
Total = 180.4 sq m / 1942 sq ft



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.