



# VILLAGE ESTATES



• EST.1993 •

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**LARGE OUTBUILDING**

**OFF ROAD PARKING**

**SHORT WALK TO HIGH ST**

**PRIVATE GARDEN**

**VICTORIAN CONVERSION FLAT**

**0.2 MILE > SIDCUP STN**



**99 Hatherley Road**  
Sidcup, DA14 4AH

**£365,000**



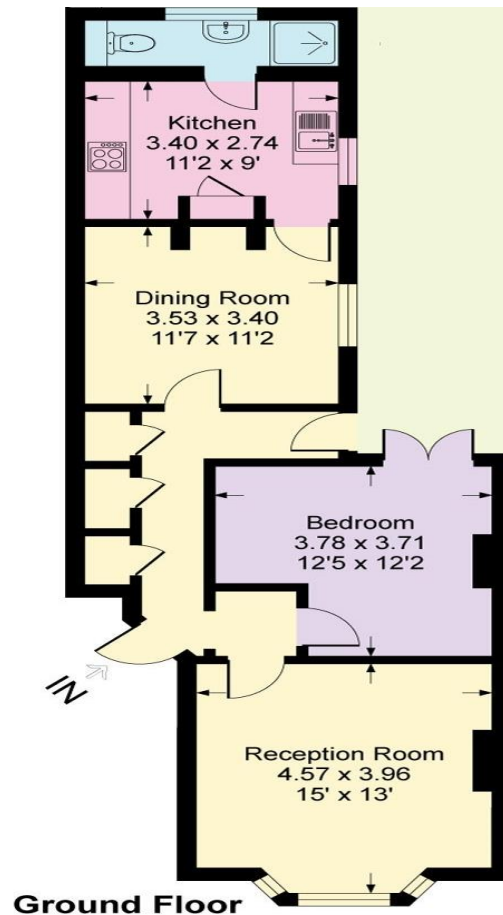
**Stunning Victorian Conversion Flat with Two Double Bedrooms, Driveway, and Enormous Private Garden.** This highly desirable home, which rarely becomes available, is perfectly situated in close proximity to the Sidcup mainline station. Its prime location offers easy reach to the vibrant Sidcup high street, with its array of shops, cafes, and amenities. This outstanding property boasts a wealth of period features, seamlessly blending the best of both worlds—traditional charm and modern comfort.

**EPC RATING: D**

**COUNCIL TAX BAND: B**

**TENURE: Share of Freehold**

**LEASE TERM: 125 years from 29/09/07**



**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.