



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**0.3 MILE - SIDCUP MAINLINE
STN**

MODERN KITCHEN

959 YEAR LEASE TERM

SPACIOUS RECEPTION ROOM

ALLOCATED PARKING SPACE

OWNER OCCUPIERS ONLY



**9 Hornbeam House
Manor Road
Sidcup, DA15 7JA**

**Guide Price £325,000-
£350,000**

A truly exceptional property offering a blend of spaciousness, pristine condition and an unbeatable location. Nestled in the sought-after neighbourhood of Sidcup, this purpose-built three-bedroom maisonette is a haven for owner occupiers seeking a comfortable and well-kept residence. Boasting ample living space, convenient proximity to Sidcup train station and the local high street, and a commitment to pristine grounds, this property is sure to captivate your attention.

EPC RATING: E

COUNCIL TAX BAND: C

TENURE: Leasehold

LEASE TERM: 999 Years From 31 July 1982



Manor Road, DA15

Approximate Gross Internal Area = 75 sq m / 805 sq ft



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.