



# VILLAGE ESTATES

• EST.1993 •



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**PREMIER ROAD IN CENTRAL  
SIDCUP**

**WELL PRESENTED GARDEN**

**GOOD TRANSPORT LINKS**

**AMPLE POTENTIAL TO  
EXTENDED (STPP)**

**CLOSE TO HIGH STREET**

**DRIVE AND GARAGE TO SIDE**



**31 St. Johns Road**  
Sidcup, DA14 4HD

**Guide Price £625,000-  
£650,000**

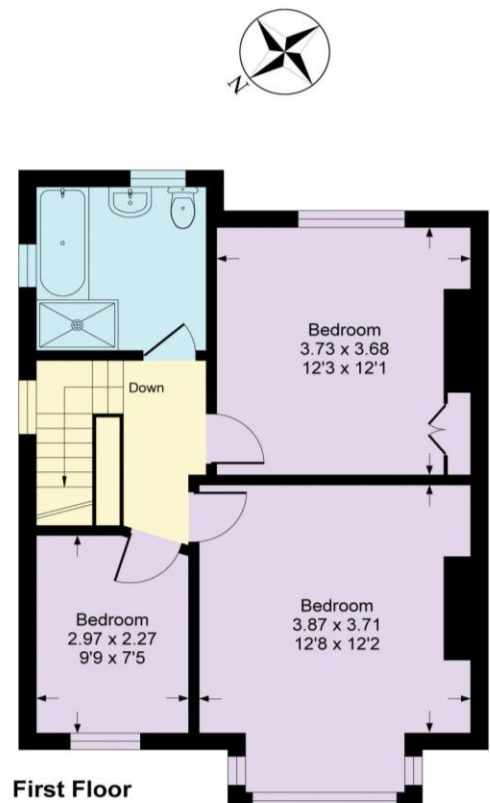
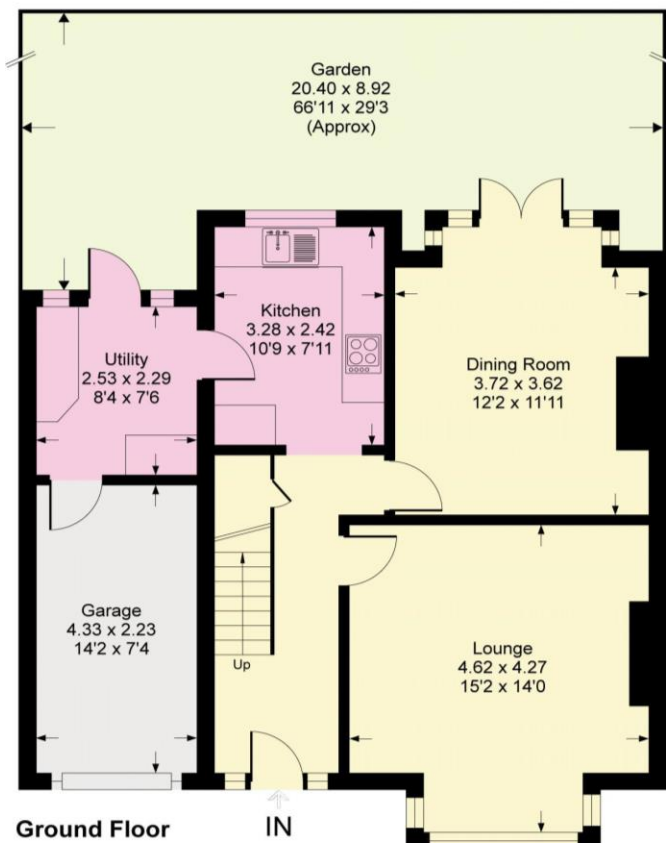
Located in one of Sidcup most sought after roads, we are delighted to offer to the market this lovely three bedroom semi-detached home which offers great potential to extend (STPP) and is located just a stone's throw from Sidcup High Street. Benefitting from Garage, Drive and beautiful rear garden your early viewing is recommended.

**EPC RATING:** E

**COUNCIL TAX BAND:** E

**TENURE:** Freehold

**LEASE TERM:** Not Applicable



#### 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.