



# VILLAGE ESTATES



• EST.1993 •

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**CHAIN FREE**

**EXTENDED KITCHEN**

**'THE OVAL' SHOPS**

**GARAGE**

**POTENTIAL TO IMPROVE**

**WILLERSLEY PARK**



**62 Willersley Avenue**  
Sidcup, DA15 9EW

**£450,000**

Set within the heart of a sought-after neighbourhood, just a stone's throw away from the vibrant parade of shops known as The Oval, we present a 1930s semi-detached house that offers convenience and endless possibilities. Families will appreciate the proximity to outstanding primary and secondary schools. Join the ranks of those who move to this area to provide their children with access to top-notch education just a short stroll from home. This once three-bedroom property has been transformed into a spacious two double bedroom, providing ample room for comfortable living. Explore the opportunities to expand, renovate, or reconfigure the spaces to meet your specific needs and preferences.

Located just a short walk away from the popular shopping destination, The Oval, you'll have all your daily necessities within easy reach. From cosy cafes to convenient stores, you're never far from life's essentials.

EPC RATING: F

COUNCIL TAX BAND: D



**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.