



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**10 Year Build Warranty**

**Off Road Parking**

**Public I Prep Schools**

**Utility Room**

**Brand New Detached Residence**

**Electric Car Charging Point**



**1b Bexley Lane**  
Sidcup, DA14 4JW

**£700,000**

**A quality finish to a brand new three-bedroom detached house just a short walk from Sidcup High Street, local meadows and a number of desirable schools. Benefiting from ample amounts of parking, a stunning open plan kitchen living area featuring a lantern roof and bi-folding doors leading to a landscaped and low maintenance garden. This property comes with ultimate convenience with no forward chain, vacant possession and a 10 year build warranty. Brand new properties are hard to come by so be sure to book your early viewing!**

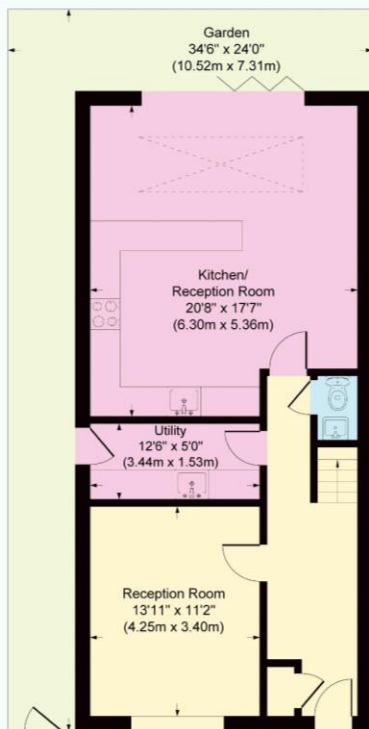
**Disclaimer: We have virtually staged some images to give prospective buyers an idea of the possible presentation they can create.**

**EPC RATING: Tbc**

**COUNCIL TAX BAND: Tbc**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



Ground Floor



First Floor



## Bexley Lane

Approximate Gross Internal Area

Ground Floor = 66.3 sq m / 714 sq ft

First Floor = 42.8 sq m / 461 sq ft

Total = 109.2 sq m / 1176 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



### 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.