



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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Chain Free

10 Min Walk I High Street Shops

Waring Park

Sizable Family Bathroom

1 Mile I Sidcup Mainline Station

David Lloyd Leisure Centre



63 Bexley Lane
Sidcup, DA14 4JW

Guide Price £675,000-£700,000

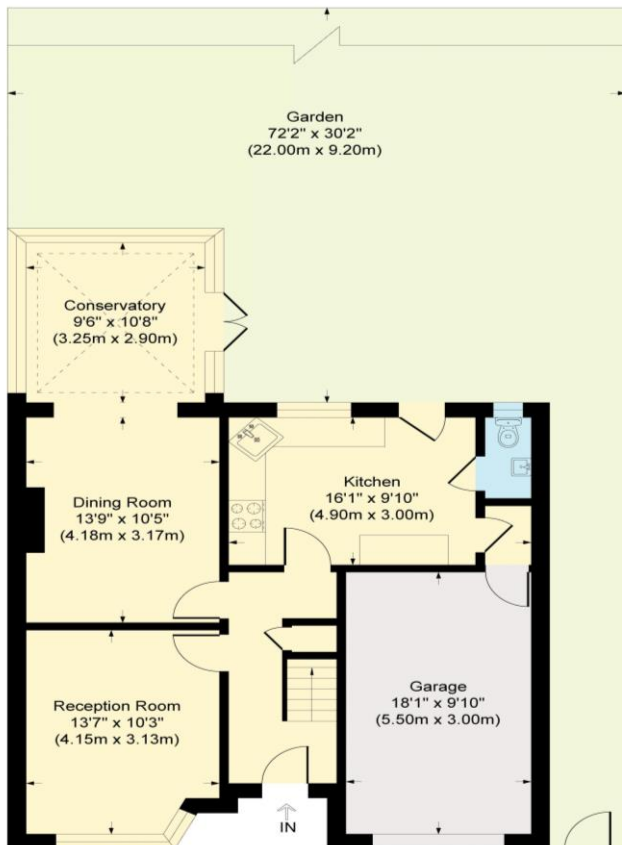
A pleasant family home ready for immediate occupation, located adjacent to the playing fields of Cleeve Park Secondary School. A great size family home with three of the four bedrooms being excellent double bedrooms and a sizable family bathroom on the first floor. No problem with parking at this home with ample parking to the front for the family and any visitors, inclusive of an 18ft garage as well. Positioned within a ten minute walk to Sidcup High Street and the choice of both Sidcup or Albany Park for your mainline station in or out of town.

EPC RATING: D

COUNCIL TAX BAND: E

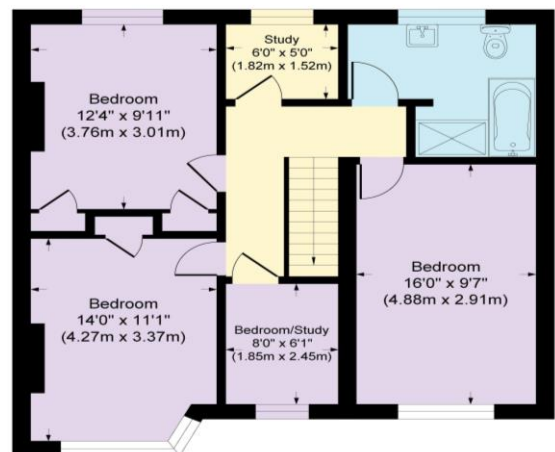
TENURE: Freehold

LEASE TERM: Not Applicable



Bexley Lane

Approximate Gross Internal Area
 Ground Floor = 77.0 sq m / 829 sq ft
 First Floor = 65.0 sq m / 700 sq ft
 Total = 142.0 sq m / 1529 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.