



VILLAGE ESTATES



• EST.1993 •

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NO FORWARD CHAIN

GARAGE AND DRIVE

**SHORT WALK TO SIDCUP
STATION**

CUL-DE-SAC

**LOW MAINTENANCE REAR
GARDEN**

CENTRAL SIDCUP LOCATION



12 Damon Close
Sidcup, DA14 4HP

£450,000

Three bedroom town house located in a desirable road near to Sidcup train station, local high street and Waring Park. Offering versatile accommodation to suit all buyers needs and with the potential to improve to your own taste, offered with NO CHAIN. Benefiting from Off street parking, Garage and low maintenance garden.

EPC RATING: D

COUNCIL TAX BAND: D

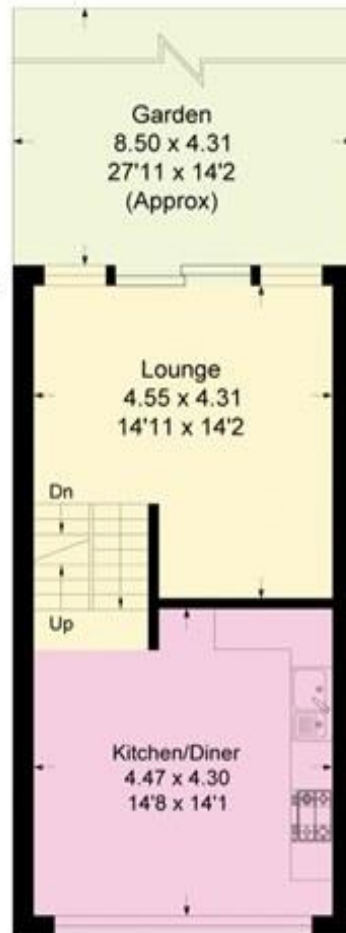
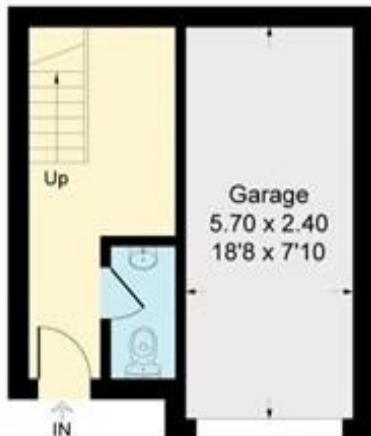
TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area =
89.6 sq m / 965 sq ft

Garage = 13.6 sq m / 147 sq ft
Total = 103.3 sq m / 1112 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.