



VILLAGE ESTATES



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CHAIN FREE
CLOSE TO BLACKFEN HIGH ST
DANSON PARK

**EXCELLENT SCOPE FOR
IMPROVEMENT**
DAYS LANE PRIMARY SCHOOL
LARGE DRIVEWAY & GARAGE



14 Maple Crescent
Sidcup, DA15 9LT

**Guide Price £450,000-
£475,000**

Tucked away in the corner of a quiet cul-de-sac near to Blackfen High Street, Village Estates offer for sale a three bedroom end of terrace house. This home has a two storey side extension creating a more kitchen space and a large bedroom upstairs. There is further scope for extension (STPP) if required and therefore due to the widening plot has a lovely wide rear garden, ideal for a growing family.

EPC RATING: D

COUNCIL TAX BAND: D

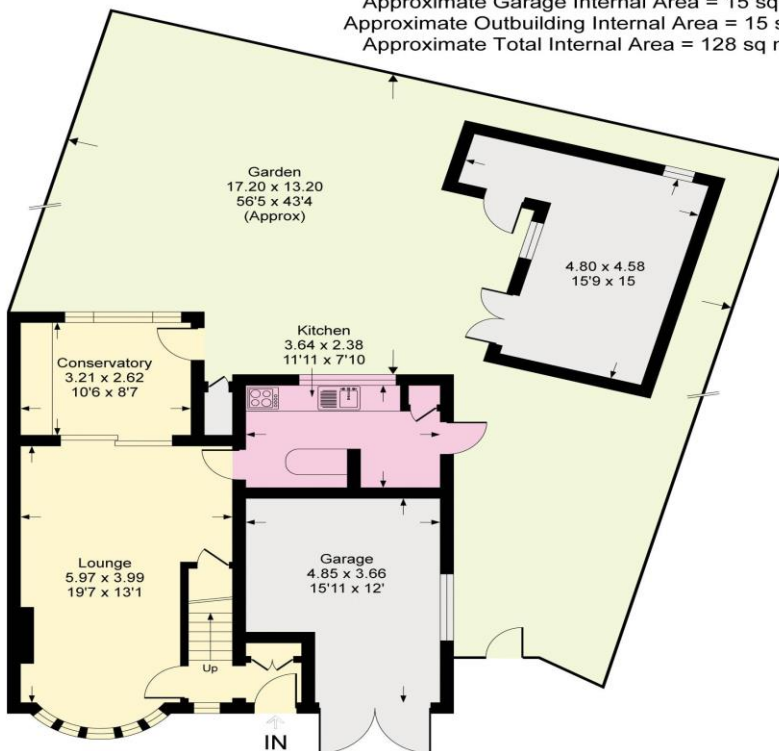
TENURE: Freehold

LEASE TERM: Not Applicable

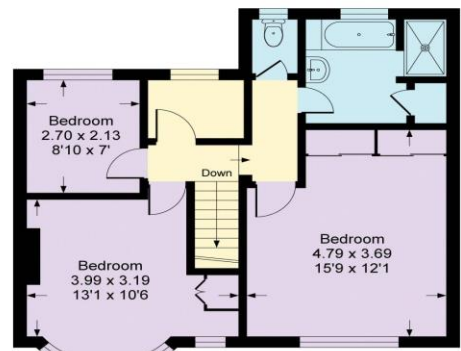


Maple Crescent, DA15

Approximate Gross Internal Area = 98 sq m / 1056 sq ft
 Approximate Garage Internal Area = 15 sq m / 164 sq ft
 Approximate Outbuilding Internal Area = 15 sq m / 165 sq ft
 Approximate Total Internal Area = 128 sq m / 1385 sq ft



Ground Floor



First Floor

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.