



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**MODERNISED AND WELL  
PRESENTED THROUGHOUT**

**OFF STREET PARKING FOR TWO  
CARS**

**900+ YEAR LEASE**

**PRIVATE LANDSCAPED REAR  
GARDEN**

**SHORT WALK TO ALBANY PARK  
STATION**

**SHARE OF FREEHOLD**



**13 St. Andrews Road**  
Sidcup, DA14 4RX

**£350,000**



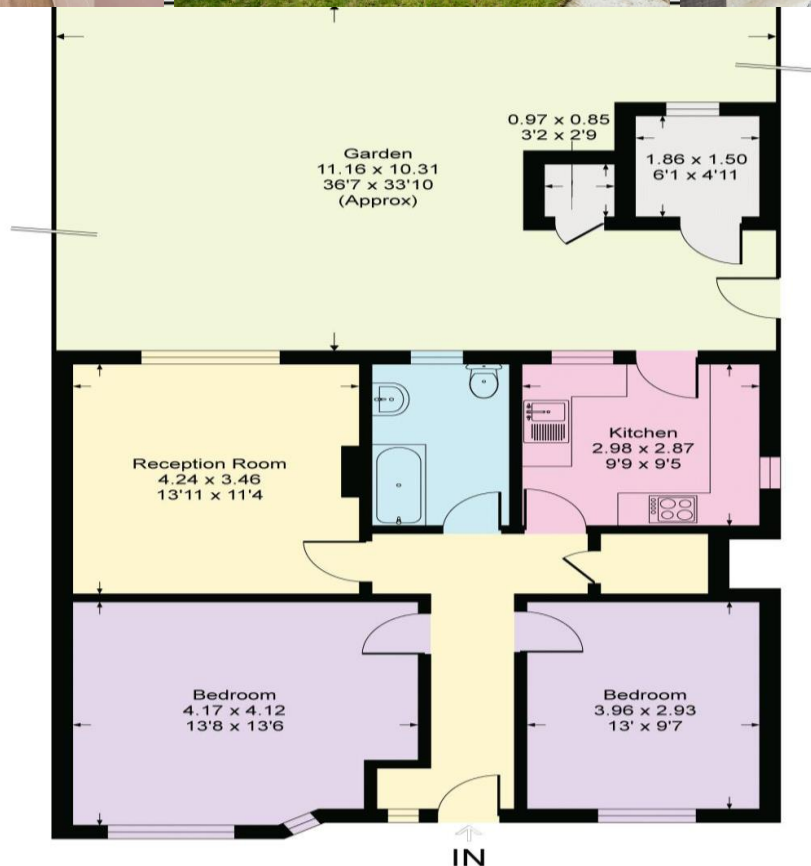
**A beautifully presented two double bedroom ground floor maisonette with the added benefit of off road parking for 2 cars and a stunning private rear garden. Located in a quiet residential area and just a short walk to Albany Park mainline station. Call now to avoid disappointment!**

**EPC RATING: C**

**COUNCIL TAX BAND: C**

**TENURE: Leasehold**

**LEASE TERM: Not Applicable**



**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.