



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



LOFT CONVERSION
LONG REAR GARDEN
QUIET STREET

KITCHEN EXTENSION
PARKING FOR 2 CARS
CLOSE TO CONVENIENCE SHOPS



12 Merrilees Road
Sidcup, DA15 8JH

**Guide Price £500,000-
£525,000**

FOUR BEDROOM family home positioned in a quiet CUL-DE-SAC benefiting from OFF STREET PARKING for two cars. The current homeowners have EXTENDED the property, creating a LOFT CONVERSION and larger KITCHEN/DINER.

EPC RATING: C

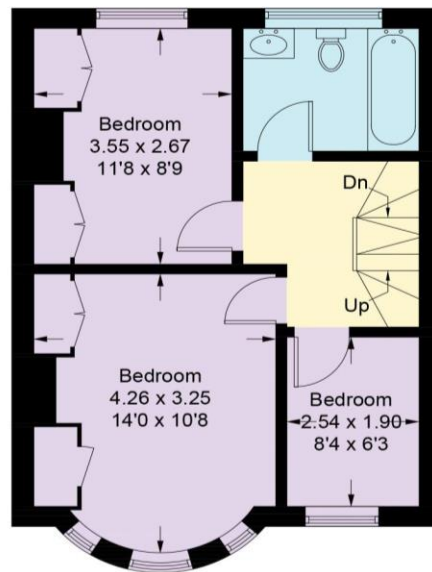
COUNCIL TAX BAND: D

TENURE: Freehold

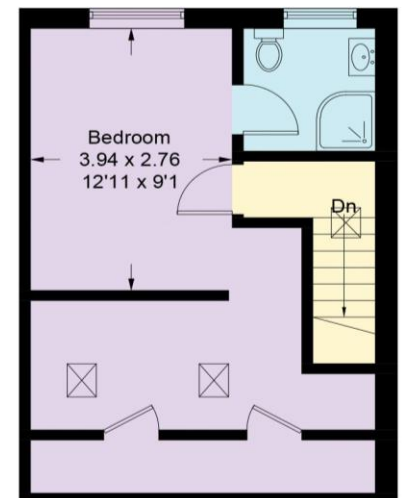
LEASE TERM: Not Applicable



Ground Floor



First Floor



Second 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.