



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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DESIRABLE OPEN PLAN KITCHEN / DINER

SPACIOUS LOUNGE

QUIET RESIDENTIAL STREET

MARLBOROUGH PARK

**CHATSWORTH & HOLY TRINITY
PRIMARY SCHOOLS**

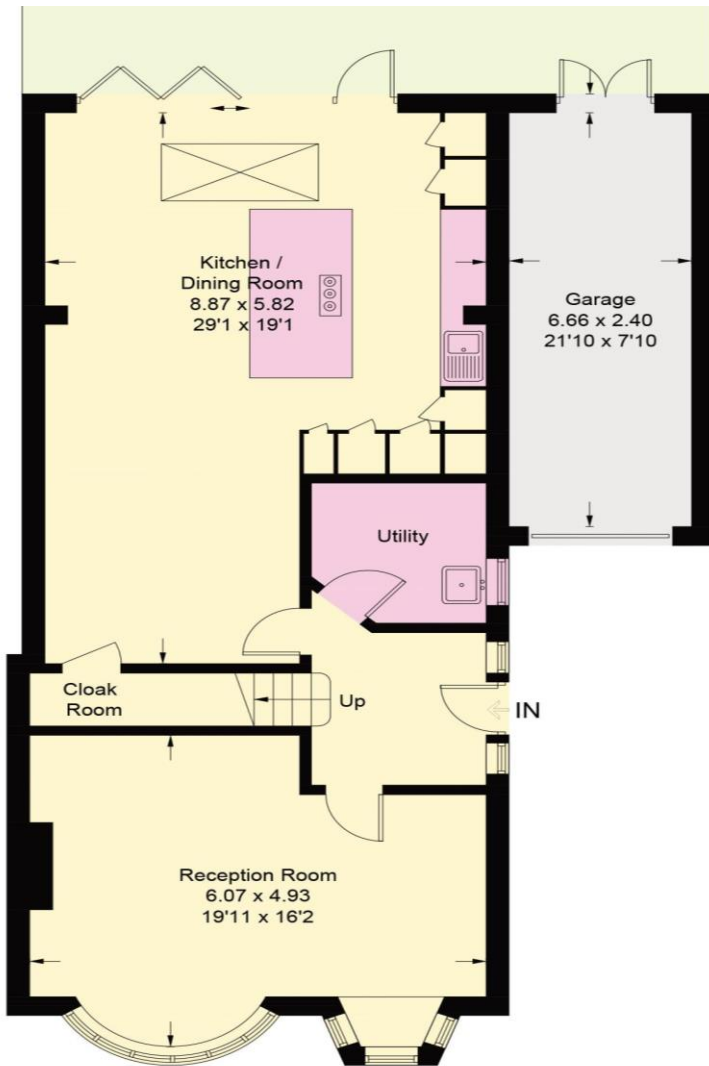
SHORT WALK TO 'OVAL SHOPS'



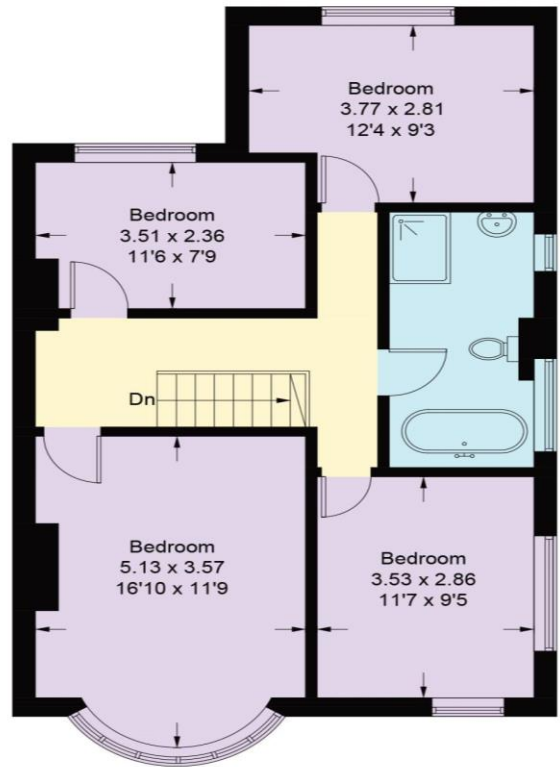
22 Somerhill Avenue
Sidcup, DA15 9JZ

Guide Price £795,000-£805,000

Village Estates are delighted to present a fully extended and modernised four bedroom chalet style family home positioned within a peaceful side road near to popular schools and 'The Oval' shops. We feel this home has all the attributes of a much wanted contemporary home, with a very large open plan kitchen living diner spanning the full width of the house completed with all integrated



Approximate Gross Internal Area
 151.6 sq m / 1632 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 167.7sq m / 1805 sq ft



CURRENT ENERGY EFFICIENCY RATING 'TBC'

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.