



# VILLAGE ESTATES

• EST.1993 •



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**0.6 Mile / Sidcup High street**

**Ideal First Time Purchase**

**Modern Bathroom**

**Carlton Road Play Park**

**Single Storey Rear Extension**

**Energy Efficiency Rating 'D'**



**56 Tyron Way**  
Sidcup, DA14 6AZ

**Guide Price £400,000-£425,000**



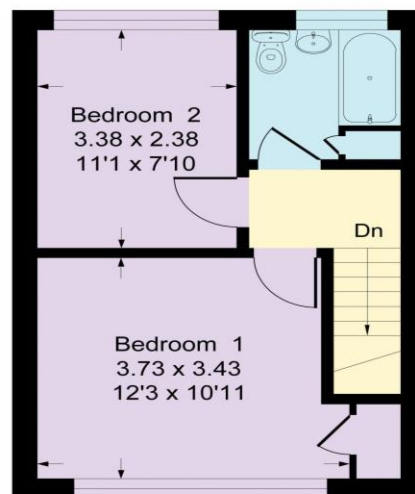
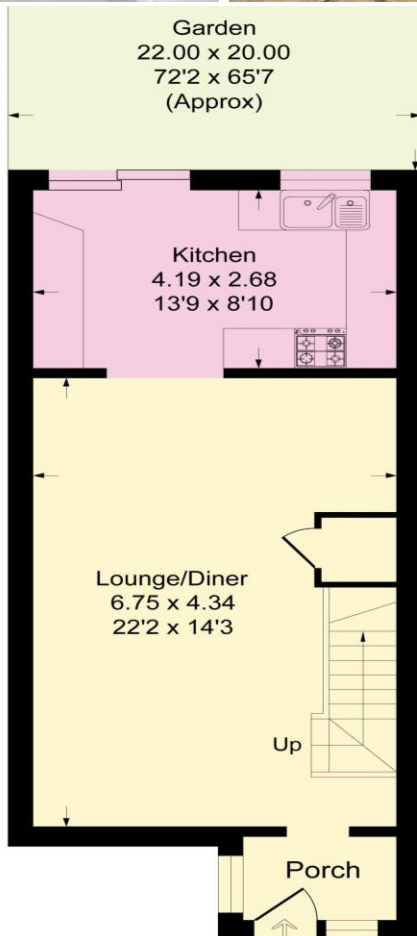
**Two bedroom extended terraced house with a lovely modern and open plan reception room. Conveniently located within walking distance of Sidcup High Street which offers an array of cafes, bars and grocery stores. We feel this would suit a first time buyer or small family, the home also benefits from off road parking and a low maintenance garden.**

**EPC RATING: D**

**COUNCIL TAX BAND: D**

**TENURE: Freehold**

**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.