



VILLAGE ESTATES

• EST.1993 •



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**CONVERTED GARAGE I
OFFICE/GYM**

TWO CAR DRIVEWAY

CHIS & SID GRAMMAR SCHOOL

EN SUITE I MASTER BEDROOM

LARGE OPEN PLAN LOUNGE

ALBANY PARK MAINLINE STN



46 Cottage Field Close
Sidcup, DA14 4PD

**Guide Price £525,000-
£550,000**

A four bedroom house that has been extended in the loft space to allow for a master bedroom with en suite shower room, ideal for a growing family. Located within easy reach of Albany Park Mainline Station and a number of popular schools, both primary and secondary. Offered with maximum convenience of a two car driveway and a multi-purpose garage that is situated to the rear.

EPC RATING: TBC

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



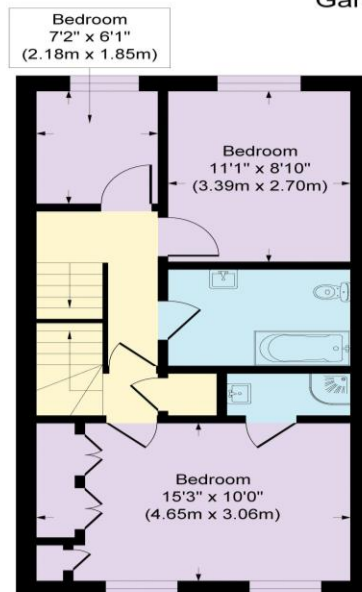
Approximate Gross Internal Area
 Ground Floor = 41.5 sq m / 447 sq ft
 First Floor = 44.1 sq m / 475 sq ft
 Second Floor = 44.5 sq m / 479 sq ft
 Garage = 11.7 sq m / 127 sq ft
 Total = 142.0 sq m / 1529 sq ft



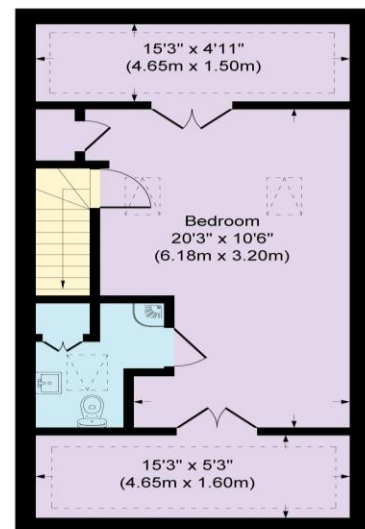
Garage



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.