



VILLAGE ESTATES

• EST.1993 •



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Avery Hill Park

Crown Woods Secondary Sch

0.6 Mile / New Eltham Station

Halfway Street Local Shops

Open Plan Kitchen Diner

Dulverton Primary School



38 Sidewood Road
London, SE9 2HA

Guide Price £675,000-£700,000

A fully extended 'Chalet' style home, benefiting from access to New Eltham mainline train station and within easy reach of several primary and secondary schools, as well as a number of local parks. This extended 'Chalet' style house has a fifth bedroom downstairs, which could equally serve as a home office. We feel this property would make a superb family home, with an open plan kitchen diner, two bathrooms and off-street parking for two cars.

EPC RATING: D

COUNCIL TAX BAND: F

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.