



# VILLAGE ESTATES



• EST.1993 •

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**Chain Free**

**Old Farm Play Park**

**Excellent Schools Nearby**

**Extended Kitchen**

**0.6 Mile I Sidcup Station**

**Potential For Loft Conversion**



**3 Pinewood Avenue**  
Sidcup, DA15 8BB

**Guide Price £550,000-575,000**

Not always available for sale, a wider than average terraced house with scope to build a loft conversion and excellent potential for a large outbuilding at the end of the garden (rear access). Conveniently located near to Sidcup mainline station yet positioned in a quiet side road with off street parking for one, potentially two cars.

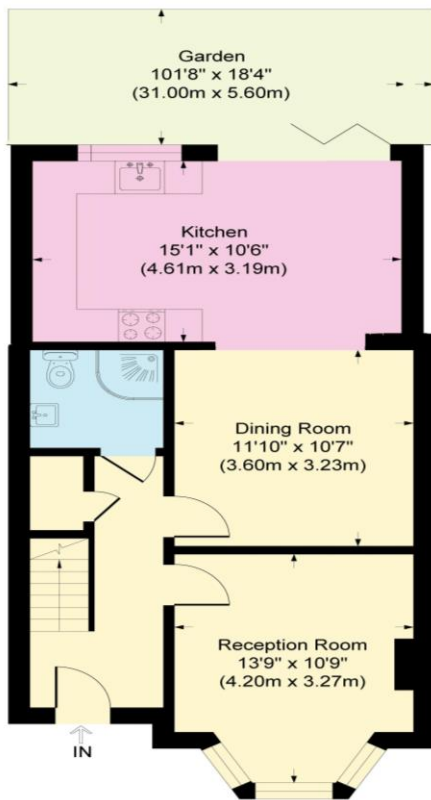
We feel this would be an excellent family home with two bathrooms, a separate lounge to an open plan extended kitchen diner.

**EPC RATING: C**

**COUNCIL TAX BAND: D**

**TENURE: Freehold**

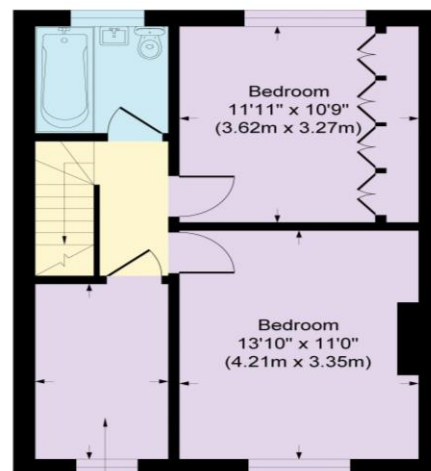
**LEASE TERM: Not Applicable**



**Ground Floor**

**Pinewood Avenue**

Approximate Gross Internal Area  
 Ground Floor = 53.4 sq m / 575 sq ft  
 First Floor = 41.6 sq m / 448 sq ft  
 Total = 95.1 sq m / 1024 sq ft



**First 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.