



# VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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**DETACHED PROPERTY**

**IN & OUT DRIVEWAY**

**BIRKBECK PRIMARY SCHOOL**

**VERY DESIRABLE ROAD**

**0.7 MILE - SIDCUP MAINLINE STN**

**WARING PARK**



**8 Walton Road**  
Sidcup, DA14 4LD

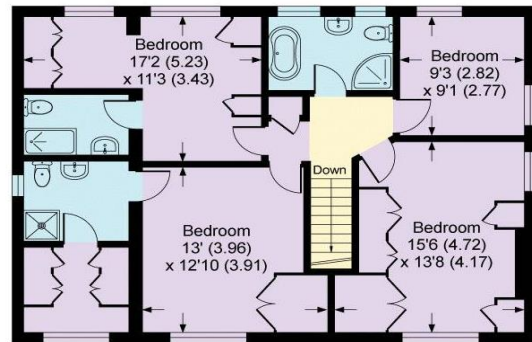
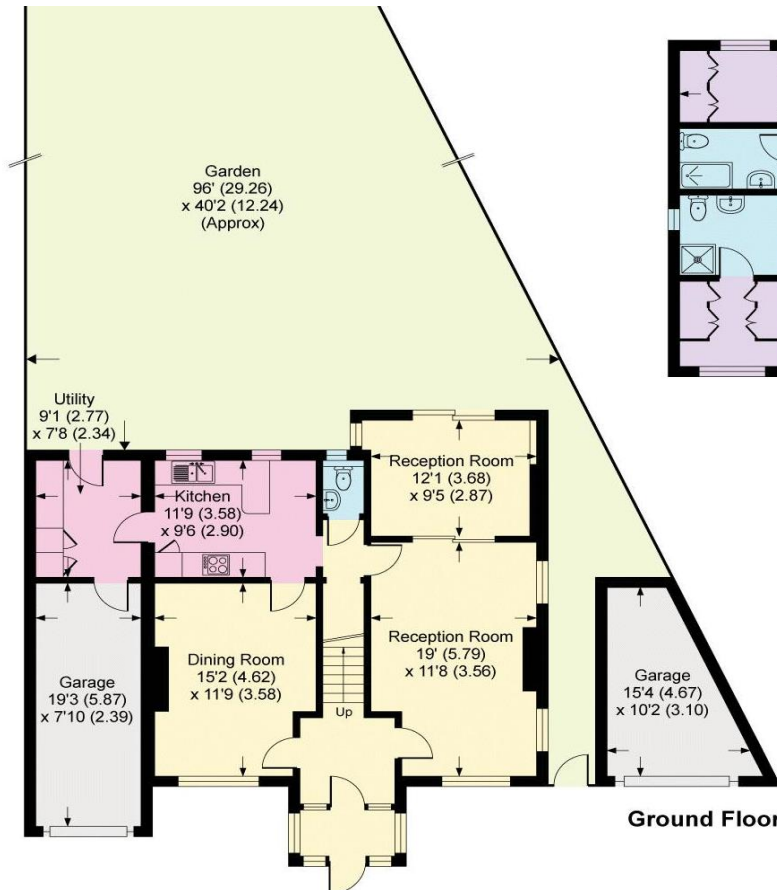
**£950,000**

**\* Guide Price £1,000,000-£1,100,000 \***

**A rare opportunity to purchase a detached house in what is known as one of Sidcup's premier roads. With four bedrooms and three bathrooms this property is sure to meet the needs of a modern-day family. Birkbeck Primary, Sidcup Mainline Station and Waring Park are all within a short walk.**

**EPC RATING: D**  
**TENURE: Freehold**

**COUNCIL TAX BAND: G**  
**LEASE TERM: Not Applicable**



**First Floor**

**Ground 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.