



# VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**IN NEED OF MODERNISATION**

**NO FORWARD CHAIN**

**CLOSE TO AMENITIES**

**SOUTH FACING REAR GARDEN**

**POTENTIAL TO EXTEND (STPP)**

**OFF STREET PARKING**



**50 Swanley Road**  
Welling, DA16 1LH

**£375,000**



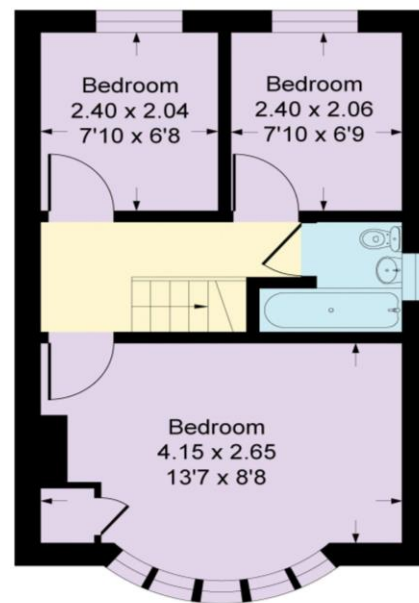
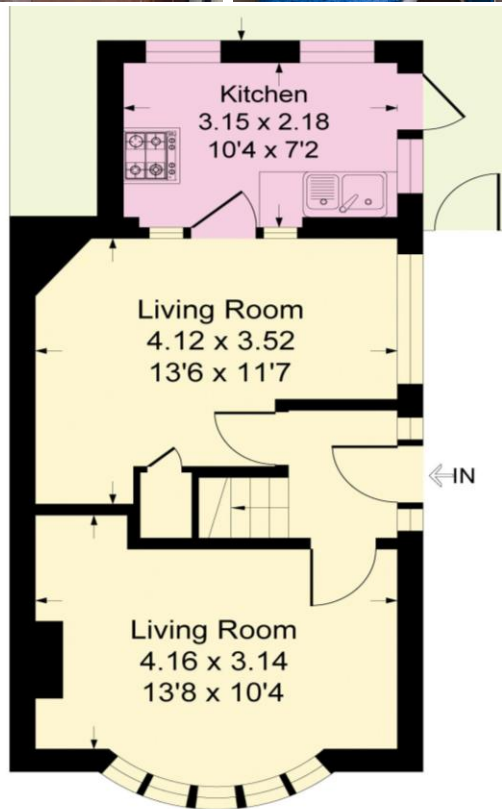
**THREE BEDROOM semi-detached house IN NEED OF MODERNISATION with OFF STREET PARKING and SOUTH FACING garden. Located within a short walk to LOCAL CONVENIENCE SHOPS, Stevens Park, FOUR POPULAR PRIMARY SCHOOLS and BEXLEYHEATH MAINLINE TRAIN STATION (Zone 5).**

**EPC RATING: G**

**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.