



VILLAGE ESTATES



• EST.1993 •

93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



**SCOPE FOR EXTENSION STPP
POTENTIAL TO IMPROVE
CROWN WOODS SEC SCHOOL**

**NO FORWARD CHAIN
FALCONWOOD MAINLINE STN
80ft WEST FACING REAR GARDEN**



**53 Boundary Road
Sidcup, DA15 8SS**

£450,000

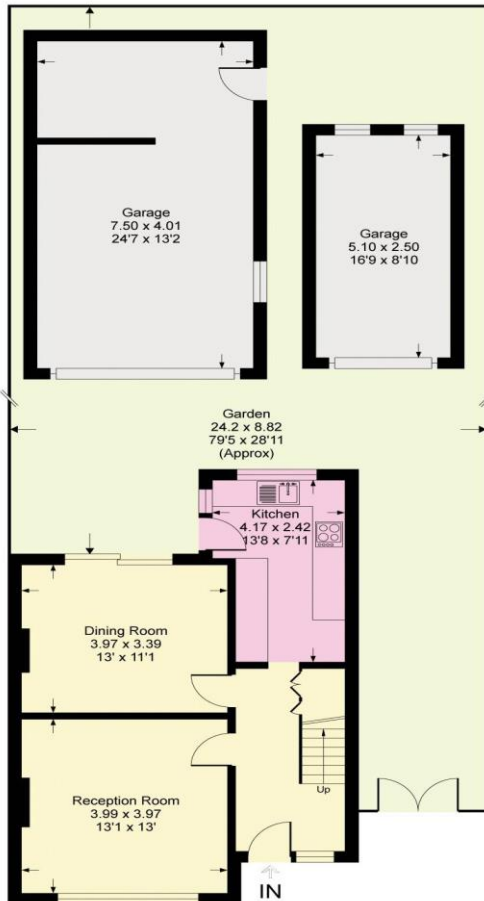
A great opportunity to purchase a reasonably priced three bedroom semi-detached house situated between Blackfen and Avery Hill. This property is offered with no forward chain an 80ft west facing rear garden with two garages accessed via a drive to side. We feel this would be ideal for a young family or first time buyer allowing them to put their own stamp on the property - blank canvas.

EPC RATING: D

COUNCIL TAX BAND: E

TENURE: FREEHOLD

LEASE TERM: Not Applicable



Boundary Road, DA15

Approximate Gross Internal Area = 91 sq m / 980 sq ft
 Approximate Garage Internal Area = 43 sq m / 463 sq ft
 Approximate Total Internal Area = 134 sq m / 1443 sq ft



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.