



VILLAGE ESTATES

• EST.1993 •



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**IMMACULATE PRESENTATION
THROUGHOUT**

**DRIVEWAY PARKING WITH
DOUBLE GARAGE**

EXCELLENT LOCATION

**TWO GENEROUS RECEPTION
ROOMS**

STUNNING OUTBUILDING

SUBSTANTIAL FAMILY HOME



2 Brindle Gate
Sidcup, DA15 8BU

**Guide Price £850,000 -
£875,000**

IMMACULATELY PRESENTED FIVE-BEDROOM FAMILY HOME WITH STUNNING OUTBUILDING! Village Estates are proud to present this beautifully presented and spacious five-bedroom family home, perfectly suited to modern family living. The property offers a generous layout throughout, with excellent room sizes and a variety of living arrangements available. The rear garden benefits from low-maintenance artificial grass and enjoys an excellent sunny aspect, making it the perfect space to enjoy during the warmer months. To the front, there is generous driveway parking, while the property also benefits from a substantial double garage, providing an abundance of additional storage. This exceptional family home offers a fantastic combination of space, presentation and versatility, and we highly recommend an internal viewing to fully appreciate everything this property has to offer.

EPC RATING: C

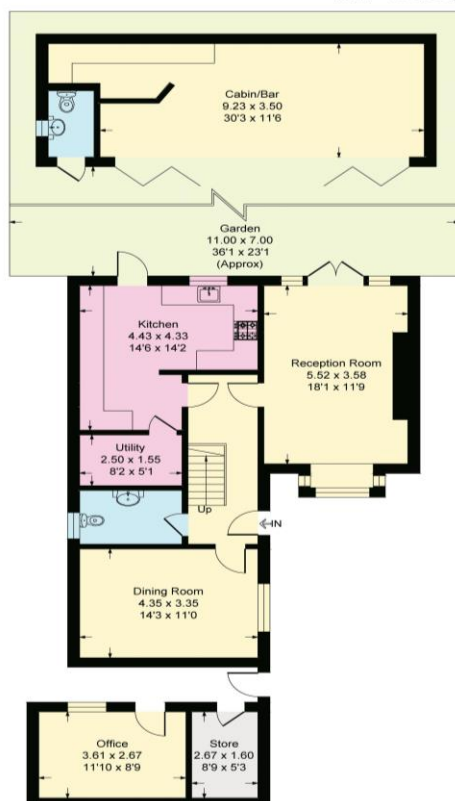
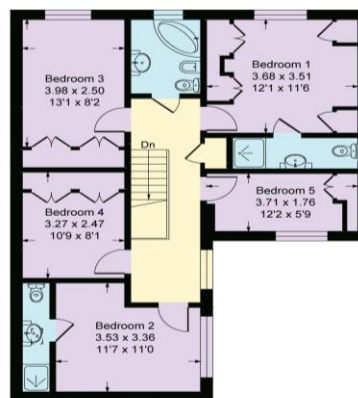
COUNCIL TAX BAND: G

TENURE: Freehold

LEASE TERM: Not Applicable



Approximate Gross Internal Area = 144.9 sq m / 1560 sq ft
Garage = 45.4 sq m / 489 sq ft
Total = 190.3 sq m / 2049 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.