



VILLAGE ESTATES



93 Main Road, Sidcup, Kent DA14 6ND

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**130ft+ SOUTH FACING REAR
GARDEN**

GARAGE AND DRIVE

TWO RECEPTIONS

FIVE DOUBLE BEDROOMS

CONSERVATION AREA

**SHORT WALK TO SIDCUP
STATION**



**37 Crescent Road
Sidcup, DA15 7HN**

**Guide Price £1,100,000-
£1,200,000**

Located in one of Sidcup's most prestigious roads, Village Estates are pleased to offer you this large five bedroom detached residence within the Christchurch conservation area benefitting from ample off street parking and a 139ft south facing rear garden.

EPC RATING: D

COUNCIL TAX BAND: G

TENURE: Freehold

LEASE TERM: Not Applicable

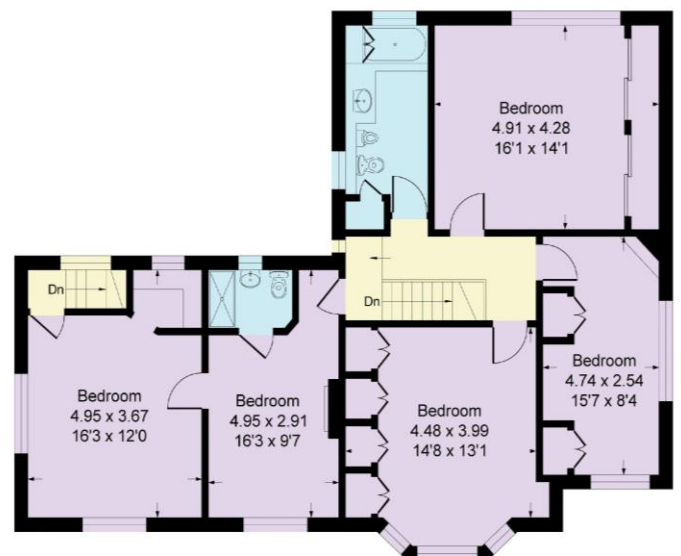
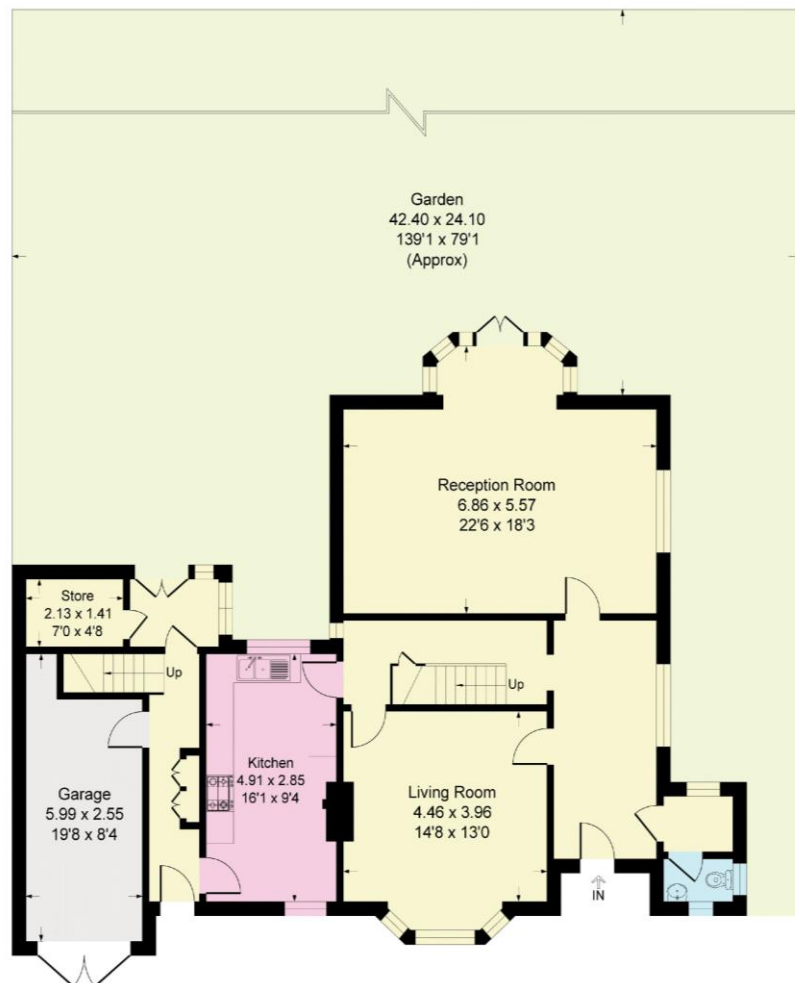


Crescent Road, DA15

Approximate Gross Internal Area = 211.8 sq m / 2280 sq ft

Garage = 13.4 sq m / 145 sq ft

Total = 225.2 sq m / 2425 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.