



VILLAGE ESTATES

• EST.1993 •



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TWO BATHROOMS

**DULVERTON & LONGLANDS
PRIMARY SCHOOLS**

**147FT SOUTH FACING REAR
GARDEN**

THREE RECEPTIONS

**LARGER THAN AVERAGE '5 BAY'
HOME**

EXCELLENT SCHOOL CATCHMENT



45 Longlands Park Crescent
Sidcup, DA15 7NG

**Guide Price £725,000-
£750,000**

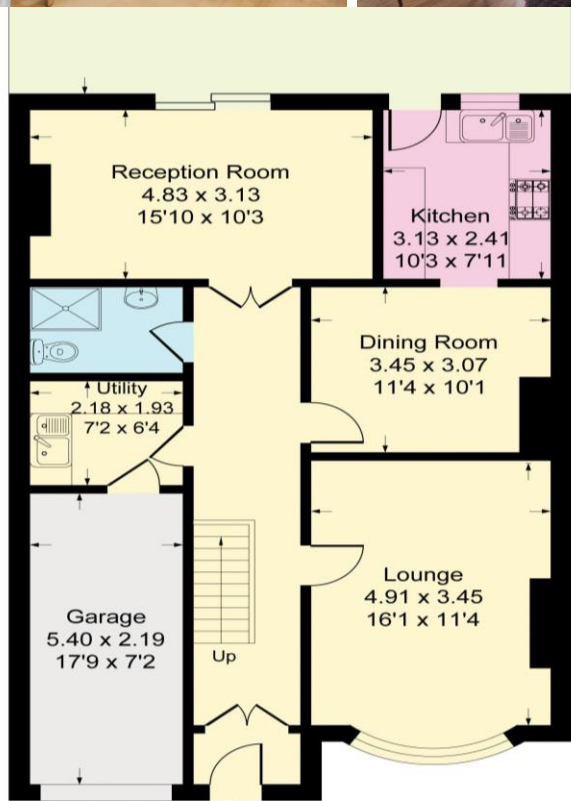
Introducing a larger than average '5 Bay' four-bedroom house on a popular Road in central Sidcup. This fantastic family home is located in one of the most popular areas in town, just a stone's throw away from Dulverton Primary School with a good OFSTED rating. You'll have to be quick if you want your little ones to attend this prestigious school! This house offers enormous potential to improve with a 148ft south facing garden and No forward Chain. The location is unbeatable! You'll be within a 10-minute walk from Sidcup mainline station and a short drive away from the local high street where you can enjoy all the amenities that Sidcup has to offer.

EPC RATING: D

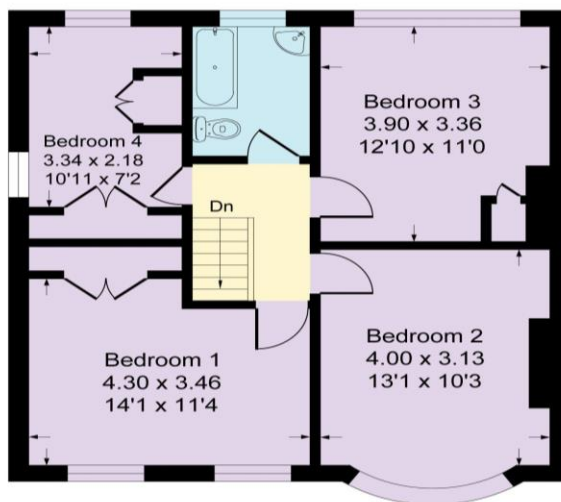
COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



Ground Floor



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.