



VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

www.village-estates.com

Email: sidcup@village-estates.com



Desirable & Quiet Location

0.5 Mile > Sidcup High St

Two Reception Rooms

0.5 Mile > Sidcup Station

South Facing Garden

West Lodge & Benedict Prep Schools



47 Crescent Road
Sidcup, DA15 7HW

£950,000

A wonderful example of a period property in the ever popular 'Christchurch Conservation Area', offered with no added complications of a chain. A generously sized four-bedroom detached residence just moments away from Longlands recreational grounds and a short walk to Sidcup mainline station, shops, cafes and restaurants. Situated in a quiet location with a beautiful 75ft south facing garden!

EPC RATING: D

TENURE: Freehold

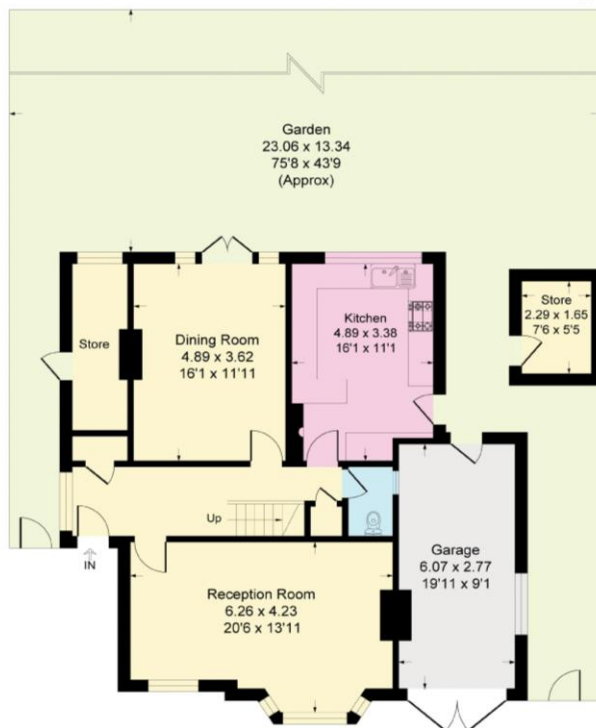
COUNCIL TAX BAND: G

LEASE TERM: Not Applicable

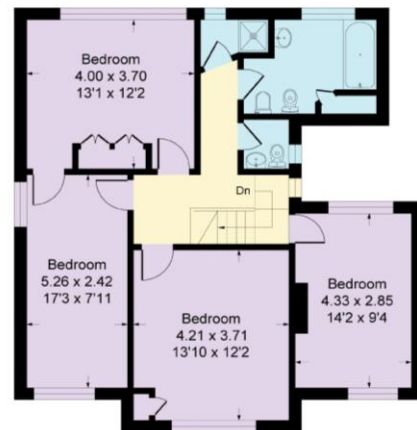


Crescent Road, DA15

Approximate Gross Internal Area = 158.1 sq m / 1702 sq ft
 Garage = 16.3 sq m / 177 sq ft
 Store = 3.7 sq m / 41 sq ft
 Total = 178.3 sq m / 1920 sq ft



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.