



VILLAGE ESTATES



• EST.1993 •

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A Versatile Plot with Approved Planning Permission

Foots Cray Meadows

Double Garage With Large Loft Space

0.4 Mile to Albany Park Station

Royal Park Primary & Cleeve Park Secondary Schools

Outbuilding



6 Pembury Crescent
Sidcup, DA14 4QD

**Guide Price £600,000-
£625,000**

Something a little bit different! The sheer size of this plot is one reason to book a viewing, it simply has endless opportunities and needs to be seen to be appreciated. It could be great for a tradesman looking for a large garage or even space to build a self-contained annexe maybe for an older child or grandparent. Our current sellers have agreed planning permission to build a 3-bed detached house, drawings can be provided upon request. This home is located near to Albany Park mainline station (5-minute walk) and Foots Cray meadows, ideal for taking the kids to the play park or a lovely evening dog walk.

EPC RATING: C

COUNCIL TAX BAND: E

TENURE: Freehold

LEASE TERM: Not Applicable



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.