



# VILLAGE ESTATES

• EST.1993 •



93 Main Road, Sidcup, Kent DA14 6ND

Tel: 0208 302 1002

[www.village-estates.com](http://www.village-estates.com)

Email: [sidcup@village-estates.com](mailto:sidcup@village-estates.com)



**MODERNISED AND EXTENDED**

**OPEN PLAN 28FT KITCHEN  
LIVING AREA**

**FOUR BEDROOMS**

**GARAGE TO REAR**

**THREE BATHROOMS**

**WEST FACING REAR GARDEN**



**77 Cray Road**  
Sidcup, DA14 5DL

**Guide Price £475,000-  
£500,000**



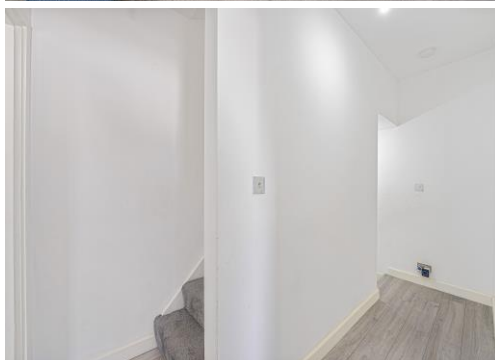
**This well-presented four-bedroom, three-bathroom home offers spacious and versatile living, ideal for families. Set in a sought-after location near the beautiful open spaces of Foots Cray Meadows, the property features a bright and modern kitchen, generous reception areas, and well-proportioned bedrooms. West facing garden, garage to rear and excellent access to local amenities, schools, and transport links, this home perfectly balances comfort and convenience in a desirable setting.**

**EPC RATING: C**

**COUNCIL TAX BAND: C**

**TENURE: Freehold**

**LEASE TERM: Not Applicable**



## Cray Road, DA14

Approximate Gross Internal Area

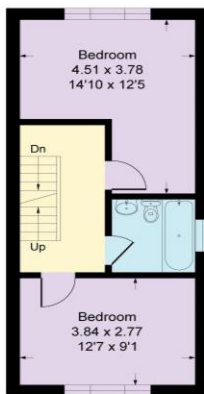
134.5 sq m / 1449 sq ft

Garage = 15.6 sq m / 169 sq ft

Total = 150.2 sq m / 1617 sq ft



**Ground Floor**



**First Floor**



**Second 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.