



# VILLAGE ESTATES



• EST.1993 •

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**Four Bedrooms and Self-contained Annex**

**Footscray Meadows & 'Five Arches'**

**Close to Amenities**

**Extended Loft and Kitchen**

**Walking distance to Albany Park St.**

**100ft Rear garden with Outbuildings**



**42 Pembury Crescent**  
Sidcup, DA14 4QD

**£700,000**

**A genuinely deceiving four bedroom family home that has not only a two storey extension to the side of the house but self contained Annex. Not forgetting an excellent size garden and two outbuildings. If you commute in to London or simply enjoy a night at the theatre, you are not too far from the station - measured at around 10 minutes walk.**

**EPC RATING: C**

**COUNCIL TAX BAND: D**

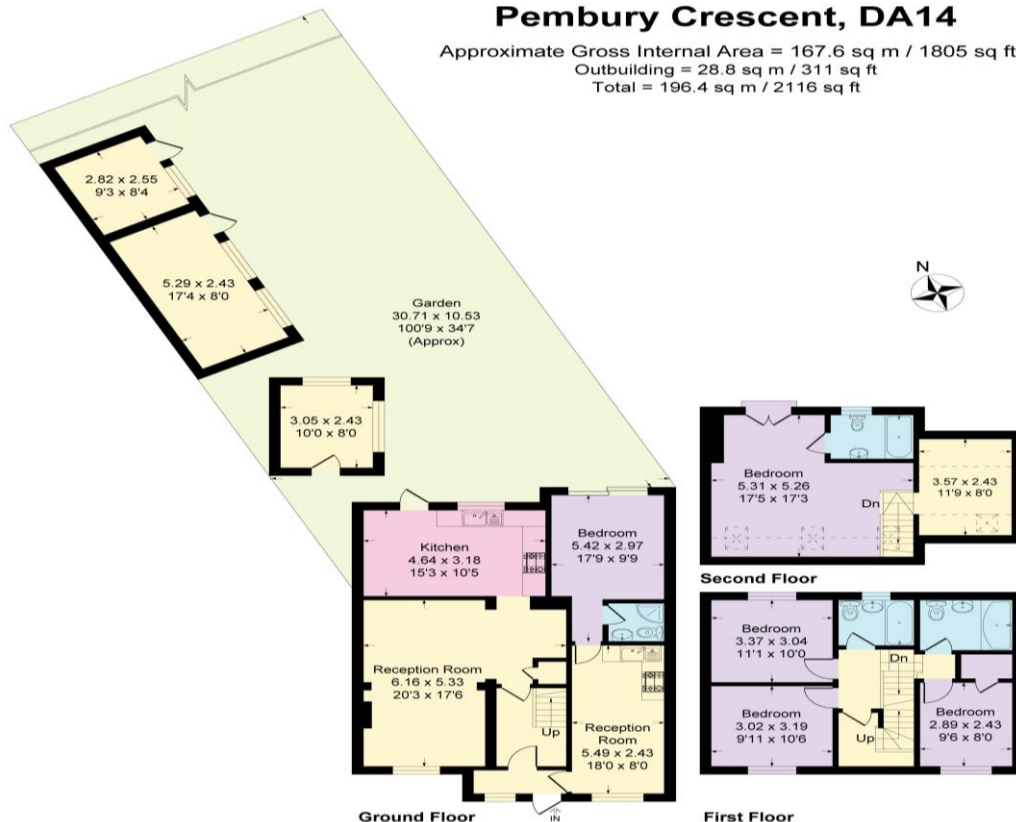
**TENURE: Freehold**

**LEASE TERM: Not Applicable**



**Pembury Crescent, DA14**

Approximate Gross Internal Area = 167.6 sq m / 1805 sq ft  
 Outbuilding = 28.8 sq m / 311 sq ft  
 Total = 196.4 sq m / 2116 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.