



VILLAGE ESTATES



• EST.1993 •

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NO ONWARD CHAIN

LARGE GARDEN

**PRESTIGIOUS LOCATION
WITHIN CONSERVATION AREA**

DETACHED FAMILY HOME

GARAGE AND PARKING

EXCELLENT TRANSPORT LINKS



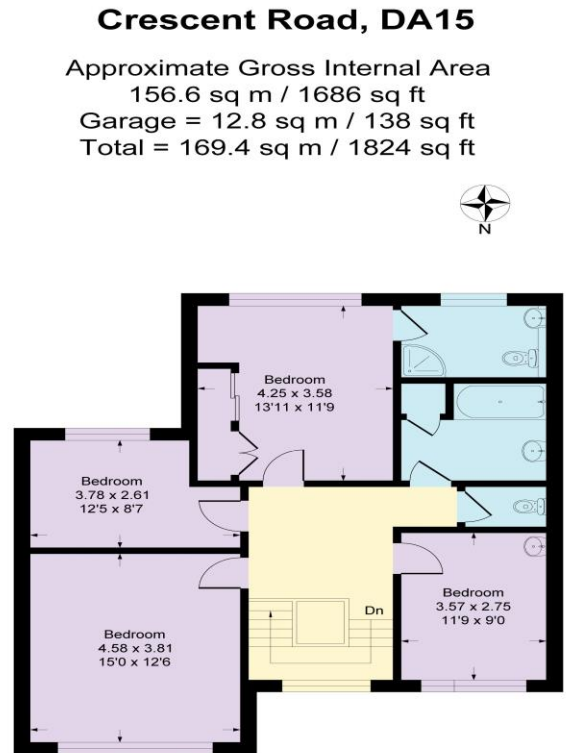
45 Crescent Road
Sidcup, DA15 7HW

£1,200,000

Spacious Detached Family Home in a Sought-After Location – No Onward Chain Village Estates are delighted to present this exceptional detached family home, ideally situated on one of Sidcup’s most sought-after roads. Located on the ever-popular Crescent Road within the Christchurch Conservation Area, this property offers an abundance of space alongside a beautifully maintained rear garden. The ground floor comprises a generous and welcoming entrance hall, a charming living room, a separate dining room, a well-appointed fitted kitchen, and a convenient downstairs cloakroom. A conservatory accessed from the main living area provides additional versatile living space, perfect for relaxing or entertaining. Upstairs, the property features four spacious double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-sized family bathroom. Externally, the home boasts a large driveway providing off-street parking for multiple vehicles, as well as a good-sized garage offering further parking or excellent storage potential. Offered to the market with no onward chain, this is a fantastic opportunity for growing families seeking space, location, and potential. Early viewing is highly recommended to avoid disappointment.



Ground Floor



First Floor

Crescent Road, DA15

Approximate Gross Internal Area
 156.6 sq m / 1686 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 169.4 sq m / 1824 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.