



# VILLAGE ESTATES



• EST.1993 •

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**EXTENDED DETACHED HOME**

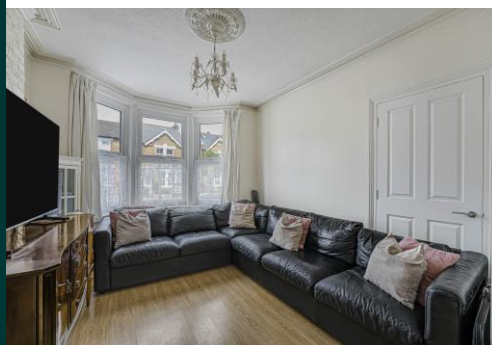
**OPEN PLAN LIVING / DINER**

**DRIVEWAY PARKING**

**FOUR BEDROOMS**

**PRIVATE GARDEN**

**CLOSE TO SCHOOLS AND  
STATION**



**36 Clarence Crescent**  
Sidcup, DA14 4DF

**Guide Price £650,000 -  
£675,000**

**DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION!** Guide Price £650,000 - £675,000 Village Estates are delighted to present to the market this extended family home, ideally situated just a short walk from the high street, train station, and all local amenities. This spacious property offers a fantastic dining area that flows through to the living room, creating an ideal space for both family life and entertaining. The home also benefits from a generous kitchen and a modern family bathroom. To the first floor are three well-proportioned bedrooms, all offering ample living space, along with a convenient cloakroom. The property has been further extended into the loft, creating an additional bedroom and providing a substantial amount of extra accommodation. Externally, the property boasts a private rear garden featuring an artificial lawn and patio area, perfect for enjoying the warmer months. To the front, there is off-street parking for multiple vehicles. This fantastic family home is sure to attract strong interest. Call now to arrange your viewing.



Approximate Gross Internal Area = 118.0 sq m / 1271 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.