



# VILLAGE ESTATES

• EST.1993 •



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**CHAIN FREE**

**LARGE REAR GARDEN**

**0.5 ALBANY PARK MAINLINE ST**

**DRIVEWAY**

**ROYAL PARK PRIMARY SCHOOL**

**CHIS & SID GRAMMAR SCHOOL**



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

**£425,000**



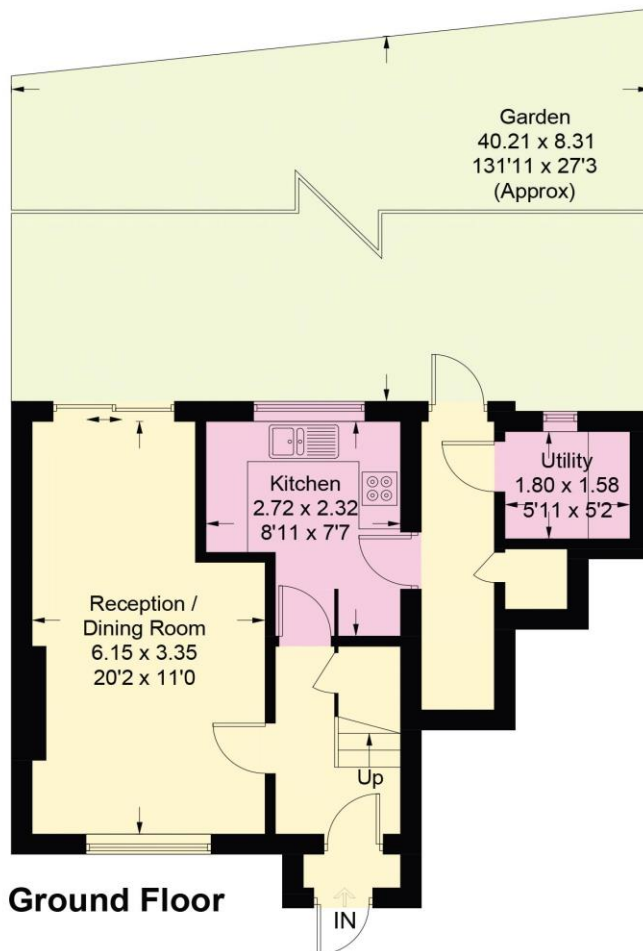
**TWO DOUBLE BEDROOM semi-detached house with OFF STREET PARKING and a LARGE REAR GARDEN. Situated in a QUIET CUL-DE-SAC within walking distance to both ALBANY PARK MAINLINE STATION and Foots Cray meadows.**

**EPC RATING: E**

**TENURE: Freehold**

**COUNCIL TAX BAND: D**

**LEASE TERM: Not Applicable**



**Pembury Crescent,  
Sidcup, Kent, DA14**

Approximate Gross Internal Area  
76.9 sq m / 828 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.