



VILLAGE ESTATES



• EST.1993 •

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LARGE FAMILY HOME

5/6 BEDROOMS

2 SPACIOUS RECEPTION ROOMS

SET ACROSS THREE FLOORS

EXCELLENT LOCATION

DRIVEWAY AND GARAGE



39 Craybrooke Road
Sidcup, DA14 4HJ

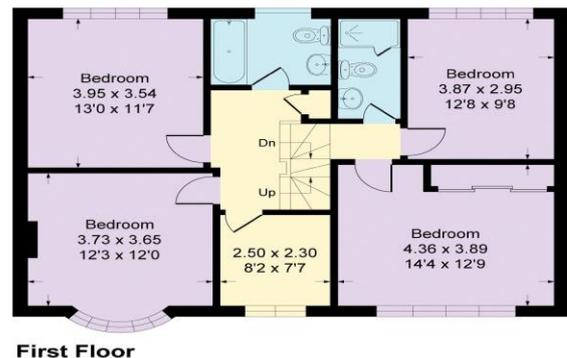
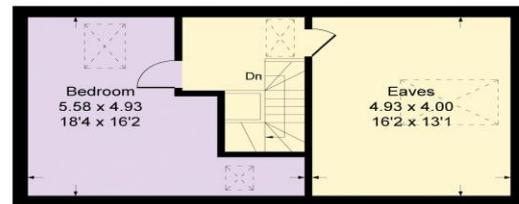
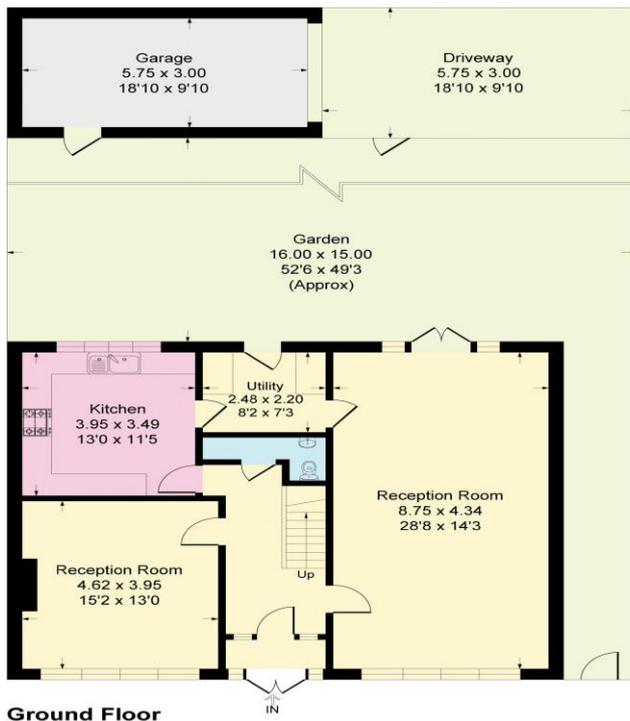
**Guide Price £775,000-
£800,000**

EXCEPTIONALLY LARGE FIVE / SIX BEDROOM FAMILY HOME, JUST A SHORT WALK FROM SIDCUP HIGH STREET! Village Estates are proud to present this spacious family home, based in a sought after and practical location. This extended home offers a huge amount of space and a variety of living options. There is a great sized living room, well-presented kitchen and its own utility area, the downstairs also offers a cloakroom as well as a large open plan reception room, currently used as another family room and dining area. The first floor boasts four large bedrooms, all with plenty of living and storage space, as well as a shower room and separate bathroom. There is the addition of another bedroom, which is currently used as an office space. The top floor welcomes another large double bedroom, as well as access to a great amount of storage space in the loft. The rear garden features a very well-maintained patio area, overlooking the spacious laid lawn, perfect for the family to enjoy together in the summer months. There is a double garage to the rear and driveway parking.



Craybrooke Road, DA14

Approximate Gross Internal Area = 204.5 sq m / 2202 sq ft
 Garage = 17.2 sq m / 186 sq ft
 Total = 221.8 sq m / 2388 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.