



Maylands Drive

Sidcup, DA14 4SB

A 2 bedroom first floor maisonette in good condition and offering a private rear garden and off street parking. The property is offered CHAIN FREE with a LONG LEASE and provides access to Albany Park train station, shops and schools.

Main Features

- Two bedroom first floor maisonette
- Private rear garden
- Off street parking
- Long Lease
- Chain Free
- Access to Albany Park station

FULL DESCRIPTION

Offered to the market for sale is this 2 bedroom first floor maisonette which is in good condition and features off street parking and a private rear garden.

The property briefly comprises: Entrance door, entrance porch, private entrance hall, a deceptively spacious front lounge, 2 good sized bedrooms, a kitchen and a shower room. Externally there is a private rear garden and off street parking to the rear.

The maisonette provides access of Albany park train station, shops and schools and is offered to the market chain free.

Entrance hall

Lounge

14' 0" x 10' 5" (4.27m x 3.18m)

Kitchen

7' 0" x 6' 4" (2.13m x 1.93m)

Bedroom one

10' 4" x 10' 0" (3.15m x 3.05m)

Bedroom two

9' 5" x 9' 4" (2.87m x 2.84m)

Shower room

5' 3" x 5' 2" (1.6m x 1.57m)

Outside

Private rear garden.

Off street parking to the rear

ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Lease: 910 years remaining (was 999 years from 29/9/1937)

No service charge or ground rent only buildings insurance - approximately £120 per annum

Council Tax: Band C £1,492.35 per annum

Local authority: Bexley London Borough Council

EER Rating: 54 EIR Rating: 52

Directions

From our Sidcup office turn left into Station Road, under the railway bridge and at the traffic lights turn left into Faraday Avenue. Continue to the end and turn right into Bexley Lane and right into Royal Road and then take the second left into Maylands Drive. Closest Stations: Albany Park (0.35 mi) Sidcup (0.91 mi) Bexley (1.22 mi) Closest Schools: Royal Park Primary Academy (0.17 mi) Hurst Primary School (0.65 mi) Cleeve Park School (0.35 mi)



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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612