



Sidcup Hill Gardens

Sidcup, DA14 6JP

VIDEO TOUR AVAILABLE

Larger Than Average Two Double Bedroom First Floor Maisonette. Situated In Quiet Location.

Main Features

- Situated in the quiet location of Sidcup Hill Gardens, just off Sidcup Hill
- Ideal first time buy or investment opportunity
- Private patio style garden as well as communal gardens
- Spacious lounge/dining room
- Double glazing
- Gas central heating
-

FULL DESCRIPTION

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We are delighted to offer this larger than average two double bedroom first floor maisonette. Situated in the quiet location of Sidcup Hill Gardens, just off Sidcup Hill. The property briefly comprises: Spacious lounge/dining room, well proportioned kitchen, two double bedrooms and bathroom.

Externally there is a private rear garden and communal gardens.

The property benefits from double glazing and gas central heating.

Ideal first purchase or "buy to let" investment opportunity.

Entrance hall

First floor landing

Through lounge/dining room

18' 11" x 16' 11" (5.77m x 5.16m)

Kitchen

11' 2" x 8' 4" (3.4m x 2.54m)

Bedroom one

12' 1" x 11' 2" (3.68m x 3.4m)

Bedroom two

9' 2" x 9' 0" (2.79m x 2.74m)

Bathroom

6' 8" x 5' 10" (2.03m x 1.78m)

Outside

Private patio style garden with shrubs. Well fenced. Additional well maintained communal gardens.

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: 934 years remaining (originally 999 years from March 1955)

Service Charge: approx. £750 per annum including ground rent.

Council Tax: Band C £1550.79

EER Rating: 59 EIR Rating: 53

Directions

From our office turn left and continue along Station Road. Straight across the first set of traffic lights. At the second set of traffic lights turn left into Sidcup High Street, which in turn becomes Sidcup Hill. Sidcup Hill Gardens can be found some way down on the right hand side. Closest stations: Sidcup (1.11 mi) Albany Park (1.19 mi) St Mary Cray (1.76 mi) Closest schools: St Peter Chanel Catholic Primary School (0.15 mi) Hope Community School (0.19 mi) Cleeve Park School (0.67 mi)

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



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