



# Hatherley Road

Sidcup, DA14 4AS

## VIDEO TOUR AVAILABLE

A beautifully presented 2 bedroom ground floor maisonette situated in a prime location. This deceptively spacious property is only a short walk from Sidcup train station and Sidcup High Street and benefits from its own private entrance and private garden.

## Main Features

- Two bedroom ground floor maisonette
- Well presented lounge leading onto private garden
- Two double bedrooms
- Modern kitchen & bathroom
- Garage en bloc
- Short walk to Sidcup station and High Street

## FULL DESCRIPTION

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We are pleased to offer for sale this beautifully presented two bedroom ground floor maisonette. The property benefits from its own private entrance and private garden and sits in a central location with Sidcup train station and Sidcup High Street just a short walk away.

The maisonette is gas central heated, double glazed and briefly comprises of: A private entrance door, entrance hall, a well presented living room with door leading out onto the private garden, two good sized double bedrooms, a modern bathroom and kitchen which also provides access to the garden. Externally there is a private rear garden and a garage on bloc.

This is a great chance to purchase a property in a central location, in great condition and with its own private entrance and garden. We feel it would make a great first time buy.

## Entrance hall

### Lounge

16' 2" x 12' 6" (4.93m x 3.81m)

### Kitchen

10' 11" x 9' 2" (3.33m x 2.79m)

### Bedroom one

14' 7" x 9' 10" (4.44m x 3m)

### Bedroom two

11' 7" x 7' 7" (3.53m x 2.31m)

### Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

### Outside

Private rear garden.

Garage en bloc.

## 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: 93 years remaining

Ground rent: £275 per annum

Council Tax: Band C £1641.53 per annum

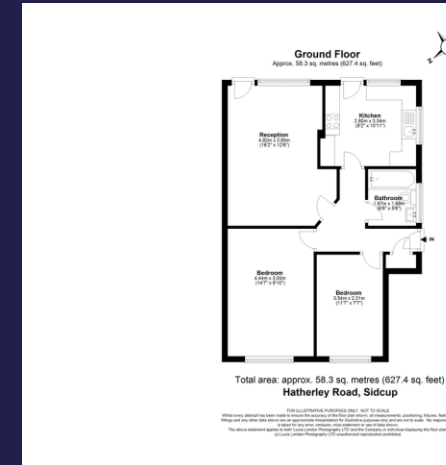
EER Rating: 65

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left and under the bridge. At the traffic lights turn left into Hatherley Crescent and first right into Hatherley Road. Closest Stations: Sidcup (0.30 mi) Albany Park (1.02 mi) New Eltham (1.51 mi) Closest Schools: Birkbeck Primary School (0.18 mi) Benedict House Preparatory School (0.21 mi) Chislehurst and Sidcup Grammar School (0.46 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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