



Baytree Close

Sidcup, DA15 8WH

This spacious one bedroom first floor maisonette is offered freehold with private rear garden and is located on the ever popular "Hollies" development. This would ideally suit a first time buyer or would make an ideal "buy to let" investment opportunity. CHAIN FREE.

Main Features

- One bedroom first floor freehold maisonette
- Private rear garden
- Two parking spaces
- Access to Hollies onsite leisure complex (compulsory charge)
- Chain Free
- Double glazing

FULL DESCRIPTION

This one bedroom first floor maisonette or "coach house" is offered freehold and chain free. Situated on the ever popular "Hollies" development with its parkland surroundings and with automatic membership to the onsite leisure complex (compulsory charge). Sidcup station is only a short walk away as well as convenient access to local shops and cafes.

The property is has electric heating and double glazing and briefly comprises of lounge, kitchen, double bedroom and bathroom. Externally the property has its own private garden and two parking spaces.

This property would make an ideal starter home or great "buy to let" investment opportunity and is offered Chain Free.

Entrance hall

First floor landing

6' 5" x 6' 1" (1.96m x 1.85m)

Lounge

11' 11" x 18' 6" (3.63m x 5.64m)

Kitchen

7' 11" x 6' 0" (2.41m x 1.83m)

Bedroom

11' 11" x 9' 1" (3.63m x 2.77m)

Bathroom

9' 1" x 6' 4" (2.77m x 1.93m)

Outside

Private garden

Two car parking spaces numbered 23

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.

The property has full freehold.

Compulsory charge for the Hollies Leisure Centre £1000 per annum

Council Tax: Band C - £1,642 per annum.

EER Rating: 40

Directions

From our Sidcup office, turn right and proceed along Station Road. Take the third turning on the right into Willersley Avenue, first right into Maple Leaf Drive, second right into Larch Grove and right into Baytree Close. Closest Stations: Sidcup (0.43 mi) New Eltham (1.07 mi) Albany Park (1.28 mi) Closest Schools: Burnt Oak Junior School (0.21 mi) Holy Trinity Lamorbey CofE School (0.3 mi) Chislehurst and Sidcup Grammar School (0.53 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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