



Hatherley Crescent

Sidcup, DA14 4JA

A 2 bedroom ground floor maisonette that features its own private rear garden and sits just a short stroll from the local shops, restaurants and transport links. It is offered to the market chain free and we feel would make a great buy for anyone looking to downsize or a first time buyer.

Main Features

- Two bedroom ground floor maisonette
- Private rear garden
- Garage en bloc
- Chain Free
- Ideal first purchase
- Short walk to local shops, restaurants and transport links

FULL DESCRIPTION

Offered to the market is this 2 bedroom ground floor maisonette that features its own private rear garden and is situated just a short stroll from the local shops, restaurants and transport links.

The property briefly comprises of: Private entrance, entrance hall, front lounge, 2 good sized bedrooms, bathroom and a rear kitchen which has the benefit of offering direct access out onto a private rear garden. There is a front garden as well and also a garage en bloc.

Offered to the market chain free this will be sure to get interest and we feel it would be a great buy for anyone looking to downsize or a first time buyer.

Entrance hall

Lounge

14' 1" x 9' 11" (4.29m x 3.02m)

Kitchen

9' 8" x 7' 0" (2.95m x 2.13m)

Bedroom one

13' 10" x 9' 11" (4.22m x 3.02m)

Bedroom two

10' 11" x 6' 4" (3.33m x 1.93m)

Bathroom

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

Outside

Private rear garden

Garage en bloc (no 9)

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: 84 years remaining (expires 2105)

Ground Rent: £250 per annum

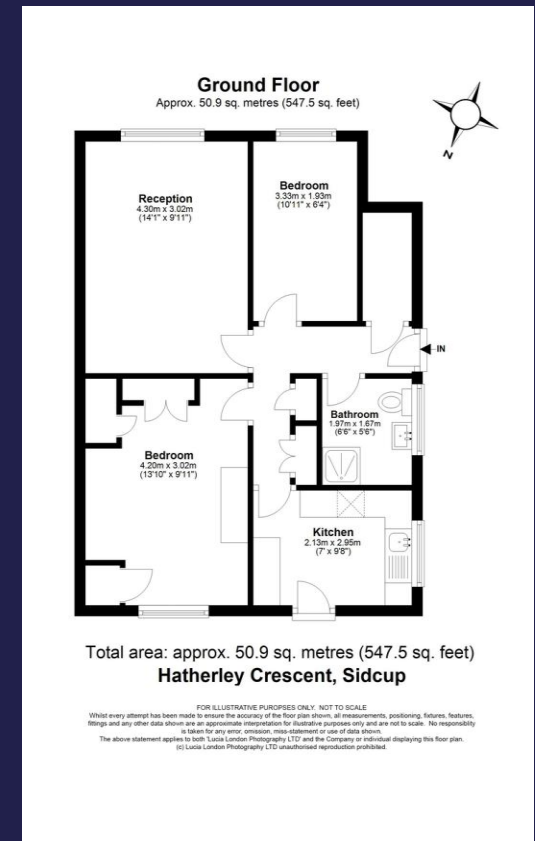
Council Tax: Band C £1641.53 per annum.

EER Rating: 67

Directions

From our Sidcup office turn left and under the bridge. At the traffic lights turn left into Hatherley Crescent and the block is on your right hand side. Closest Stations: Sidcup (0.16 mi) Albany Park (0.96 mi) New Eltham (1.45 mi) Closest Schools: Birkbeck Primary School (0.08 mi) West Lodge School (0.25 mi) Chislehurst and Sidcup Grammar School (0.28 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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