



Colyer Close

London, SE9 3QG

A 2 bedroom ground floor maisonette that features its own private rear garden, is offered chain free and will have an extended lease. This well presented maisonette sits in a popular road that offers easy access to the local shops, schools and transport links including new Eltham train station. * CHAIN FREE * PRIVATE GARDEN * GARAGE EN BLOC * EXTENDED LEASE *

Main Features

- 2 bedroom ground floor maisonette
- Chain Free
- Private garden
- Garage en bloc
- Lease currently being extended
- Easy access to New Eltham station
- Popular location

FULL DESCRIPTION

Offered for sale is this two bedroom ground floor maisonette that will be sure to get interest from both first time buyers and those downsizing. The property sits in a popular location that offers easy access to the local shops, schools and transport links including New Eltham train station.

It is being offered to the market chain free and with an extended lease and briefly comprises of: Entrance hall, two bedrooms, a rear lounge which offers access out onto the private rear garden, kitchen and shower room. Externally there is a paved rear garden and front garden. There is also a garage en bloc.

This is a great chance to purchase a maisonette that not only is in a popular location but also has a great set up with an extended lease and offered chain free.

Entrance hall

Lounge

16' 3" x 12' 3" (4.95m x 3.73m)

Kitchen

10' 8" x 10' 0" (3.25m x 3.05m)

Bedroom one

14' 8" x 9' 11" (4.47m x 3.02m)

Bedroom two

11' 8" x 7' 11" (3.56m x 2.41m)

Shower room

6' 1" x 5' 11" (1.85m x 1.8m)

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: currently 48 years, but being extended by the current owners.

Service Charge: To be confirmed

Ground Rent: To be confirmed, but will be

Peppercorn when new lease is created

Council Tax: Band C £1457.77 per annum - Royal

Borough of Greenwich

EER Rating: 64

Local authority: Greenwich London Borough Council

Directions

From our Sidcup office turn left and under the railway

bridge. At the traffic lights proceed turn right into

Longlands Road and continue all the way to the end.

Turn right into Main Road which becomes Footscray Road

and follow this all the way to the end. Turn left into

Southwood Road and Colyers Close is the fifth turning on

the left. Closest Stations: New Eltham (0.27 mi)

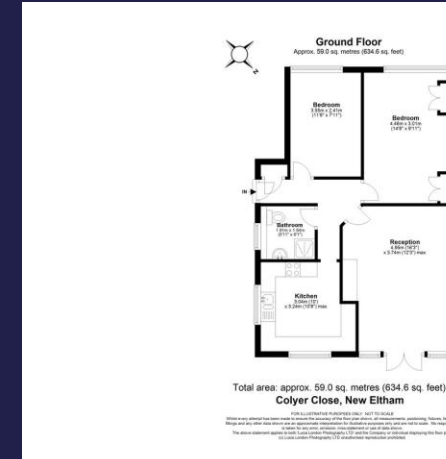
Mottingham (0.79 mi) Sidcup (1.56 mi) Closest Schools:

Wyborne Primary School (0.36 mi) Montbelle Primary

School (0.55 mi) St Thomas More Catholic

Comprehensive School (0.95 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



128, Station Road, Sidcup, DA15 7AF

Tel: 020 8300 6761

E: info@drewery.co.uk www.drewery.co.uk