



Hatherley Road

Sidcup, DA14 4AS

A 2 bedroom first floor maisonette that comes with its own private entrance, private garden and a lease of 119 years remaining. The maisonette would make a brilliant first time buy or investment and it is located just a short walk from Sidcup train station, shops and schools. *chain free*

Main Features

- Two bedroom first floor maisonette
- Private garden
- Garage en bloc
- Chain Free
- Ideal first purchase or investment opportunity
- Short walk from Sidcup station

FULL DESCRIPTION

Offered for sale is this 2 bedroom first floor maisonette that sits just a short walk from Sidcup train station, shops, parks and schools.

The maisonette briefly comprises of: a private entrance, lounge, 2 bedrooms, bathroom and kitchen. Externally there is a private rear garden and a garage en bloc.

The maisonette has a lease of 119 years and we feel would make a great first time buy or investment. Offered CHAIN FREE.

Entrance / first floor landing Lounge

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

Kitchen

10' 0" x 6' 11" (3.05m x 2.11m)

Bedroom one

13' 8" x 9' 11" (4.17m x 3.02m)

Bedroom two

10' 9" x 10' 0" (3.28m x 3.05m)

Outside

Own rear garden approximately 27'0 x 18'0 (8.23m x 5.49m)

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 Duration: 119 years remaining until June 2142

Service Charge - None

Ground Rent: £250 per annum

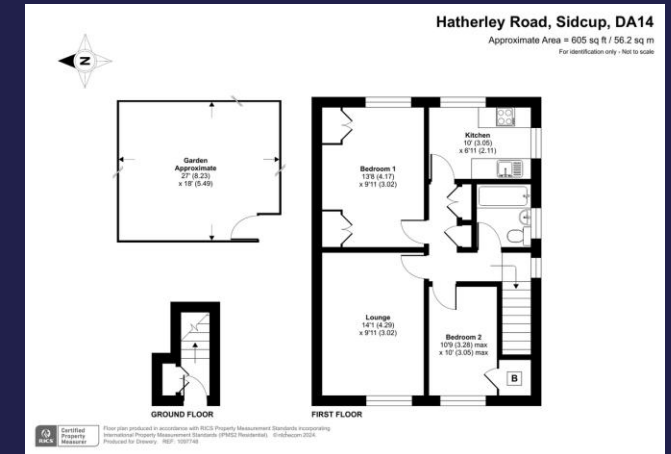
Council Tax: Band C - £1811.34 per annum

Local authority: Bexley London Borough Council

EER Rating: 68

Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights turn left into Hatherley Crescent, then first right into Hatherley Road. Closest Stations: Sidcup (0.35 mi) Albany Park (1.07 mi) New Eltham (1.49 mi) Closest Schools: West Lodge School (0.06 mi) Birkbeck Primary School (0.24 mi) Chislehurst and Sidcup Grammar School (0.51 mi)



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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