



Esher Close

Bexley, DA5 3LD

Larger than average 2 bedroom ground floor maisonette with its own private garden and parking. An ideal first time buy but also for those looking to downsize. *Chain Free * Long Lease *

Main Features

- 2 bedroom ground floor maisonette
- Private Garden
- Parking Space
- Long Lease
- Chain Free
- Easy access to local shops and Albany Park station

FULL DESCRIPTION

Offered for sale is this larger than average 2 bedroom ground floor maisonette that sits in a close that offers easy access to local shops, Albany Park station and some great schools.

The maisonette will be sure to attract interest from first time buyers as well as those looking to downsize. It briefly comprises of: private entrance door, entrance hall, a well presented lounge that features doors onto a private rear garden, kitchen also with access to the garden, two good sized bedrooms and bathroom.

The property is well presented throughout and externally features a private rear garden, garage en bloc (requiring repair) and parking. It is offered for sale chain free and internal viewing comes highly recommended to appreciate the condition and space on offer.

Entrance hall

Lounge

14' 10" x 11' 0" (4.52m x 3.35m)

Kitchen

11' 11" x 11' 6" (3.63m x 3.51m)

Bedroom one

14' 2" x 11' 0" (4.32m x 3.35m)

Bedroom two

11' 5" x 8' 0" (3.48m x 2.44m)

Bathroom

Outside

Private rear garden approximately 23' x 18' (7.01m x 5.49m)

Garage en bloc (requiring repair) and parking in front.

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: 131 years remaining

Service charge: Not applicable

Ground rent: £25 per annum

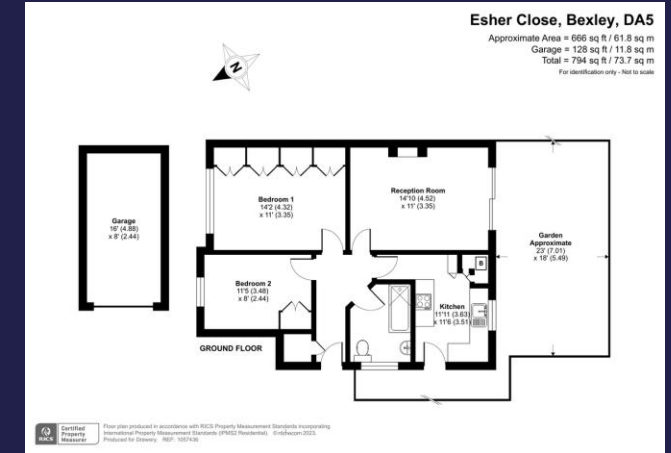
Council Tax: Band C £1,811 per annum.

EER Rating: 74

Directions

From our Sidcup office turn right into Station Road and at the traffic lights turn right into Hurst Road. Go straight across the roundabout into Hurst Road and Esher Close is the sixth turning on the right. Closest Stations: Albany Park (0.24 mi) Bexley (0.80 mi) Sidcup (1.13 mi) Closest Schools: Hurst Primary School (0.26 mi) Royal Park Primary School (0.49 mi) Hurstmere School (0.63 mi) Cleeve Park School (0.74 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