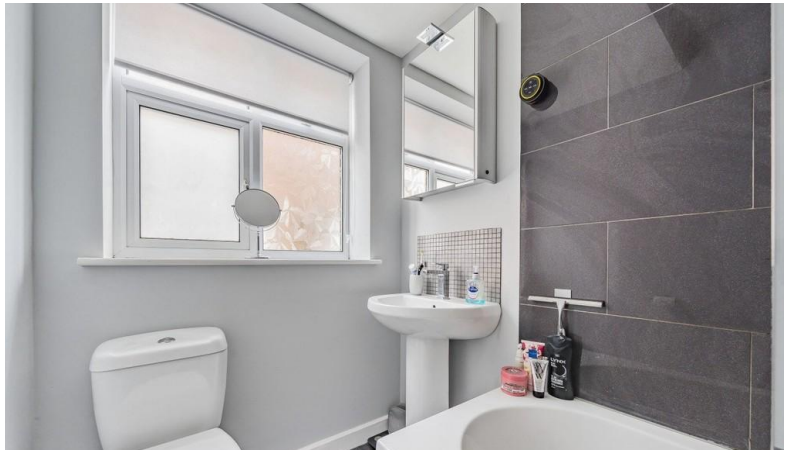




Drewery
a name to trust



Lewis Road

Sidcup, DA14 4NB

IDEAL FIRST PURCHASE!

Stunning 2 bedroom ground floor maisonette with garden room/office. Recently refurbished. Viewing highly recommended.

Main Features

- 2 bedroom ground floor maisonette
- Direct access to garden and garden room/office
- Recently refurbished
- Sound proofing works to lounge and master bedroom
- Ideal first purchase
- Long lease

FULL DESCRIPTION

A stunning ground floor, two bedroom maisonette, with direct access to its own garden with garden room/office fully insulated with power and double glazing.

The property has recently been fully refurbished and has had professional sound proofing works to the living room and master bedroom ceiling for some extra comfort. The property is situated within a quiet residential road amongst properties of similar age and style with a small parade of shops at the end of the road. Your viewing is highly recommended.

Entrance hall

Lounge

14' 11" x 11' 9" (4.55m x 3.58m)

Kitchen

10' 3" x 9' 7" (3.12m x 2.92m)

Bedroom one

11' 6" x 10' 4" (3.51m x 3.15m)

Bedroom two

8' 10" x 7' 5" (2.69m x 2.26m)

Bathroom

Private rear garden

Private rear garden (approximately 55' x 26' (16.76m x 7.92m)

Garden room / Office

15' 10" x 9' 6" (4.83m x 2.9m)

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: 900+ years

Buildings insurance - £150 per annum

Ground Rent: £20 per annum

Council Tax: Band C £1811.34 per annum

Local authority: Bexley London Borough Council

EER Rating: 66

Directions

From our Sidcup office, turn left and proceed along Station Road, take the first left into Faraday Avenue, fifth turning on the right hand side into Wren Road and Lewis Road is the second turning on the right.

Closest Stations: Albany Park (0.49 mi) Sidcup (0.58 mi) Bexley (1.46 mi) Closest Schools:

Birkbeck Primary School (0.46 mi) Merton Court School (0.55 mi) Cleeve Park School (0.22 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