

LEASEHOLD



Flat - Purpose Built

17 SIDCUP HILL GARDENS,, SIDCUP HILL, SIDCUP, DA14 6JP

Offers in excess of

£330,000

FEATURES

- Two Double Bedroom First Floor Maisonette
- Recently Redecorated and Well Looked After
- Large Open Plan Living Dining Room
- Double Glazing and Gas Central Heating
- Larger Than Average Rooms
- Offered With No Forward Chain
- Fitted Kitchen and Three Piece Bathroom
- Quiet and Secluded Location With Communal Gardens



2 Bedroom Flat - Purpose Built located in Sidcup

Ideally positioned with the sought after Sidcup Hill Gardens we are pleased to offer as a chain free sale this well appointed two double bedroom first floor maisonette. Having just been redecorated the maisonette offers a great opportunity for first time buyers or buy-to-let investors. In brief the accommodation on offer comprises entrance hallway with stairs to first floor, large living/dining room which has potential to be sectioned off for a third bedroom, fitted kitchen, two good size double bedrooms and a bathroom. There is a shared rear garden with the ground floor maisonette as well as a lovely communal central garden for the residents. Benefitting from gas central heating and double glazing an internal inspection comes highly advised.

Call us on

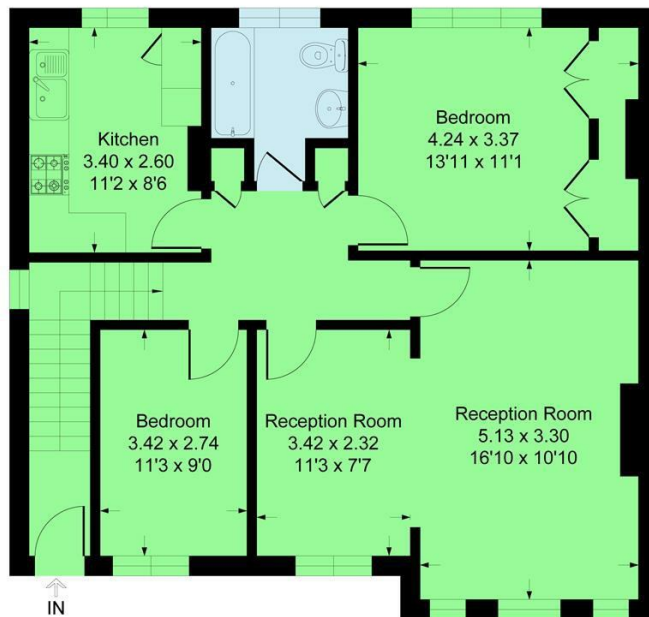
020 8301 5511

sales@westwoodpropertyservices.co.uk

Council Tax Band

C

Sidcup Hill Gardens, DA14
Approximate Gross Internal Area 75.7 sq m / 816 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

