



**ROBINSON
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LOCAL OFFICE
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FOR SALE



Christopher Close | Sidcup, Kent, DA15 8PU



Asking Price £349,995 Leasehold

ROBINSON-JACKSON
Our service will *move* you

Christopher Close, Sidcup

Nestled in to a quiet cul de sac location is this TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE. Boasting a private South facing rear garden and a garage.

Property Features

- Council Tax: C
- EPC Rating: D
- Ground Floor Maisonette
- Two Double Bedrooms
- Lounge/Diner
- Large Kitchen
- Front & Rear Gardens
- Garage En Bloc
- Close to Town Centre



Interior

Entrance Hall 2.92m x 2.87m (9'7" x 9'5") Entrance door to side, understairs storage cupboard, radiator, laminate flooring.

Lounge/Diner 4.78m x 3.33m (15'8" x 10'11") Double glazed french doors leading to garden, coved ceiling, radiator, laminate flooring.

Kitchen 3.84m x 2.72m (12'7" x 8'11") Double glazed door and window to rear, double glazed window to side, matching range of wall and base units incorporating cupboards, drawers and worktops, 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, integrated oven with hob and extractor hood above, plumbed for washing machine, wall mounted boiler, laminate flooring.

Bedroom One 4.4m x 3.28m (14'5" x 10'9") Double glazed window to front, coved ceiling, radiator, carpet.

Bedroom Two 3.33m x 2.72m (10'11" x 8'11") Double glazed window to front, coved ceiling, radiator, carpet.

Bathroom 1.96m x 1.73m (6'5" x 5'8") Double glazed frosted window to side, L shaped panelled bath with shower over, vanity wash hand basin, low level WC, tiled walls, tiled flooring.

Exterior

Rear Garden Patio area, artificial lawn, side access.

Garage Detached to rear, en bloc (subject to legal verification).

Leasehold Information

Unexpired term of lease: Approx 171 years

Original start and lease term: TBC

Current ground rent: £0

Current service charge: £0

Next ground rent review: N/A

All the above needs to be verified by your solicitor.

Ground Floor



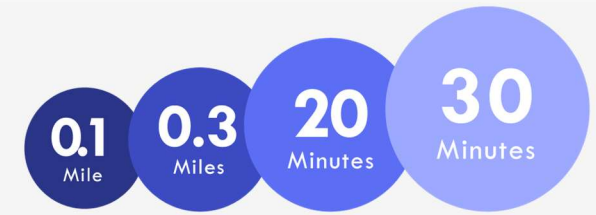
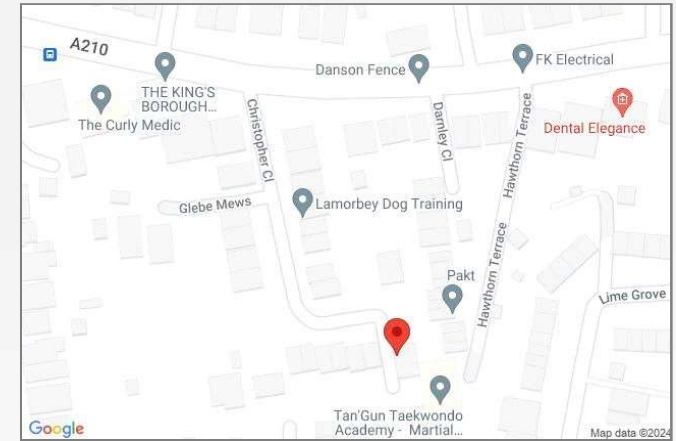
For Illustration Only
Plan produced using PlanUp.





Property Location

Christopher Close, Sidcup, Kent, DA15 8PU



Sidcup Place Sidcup Train Station Bluewater Shopping Centre Train to London

*All distances from Sidcup High Street. Train time from nearest station.

Additional Information

Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Both Sidcup and Blackfen are brimming with pubs and restaurants, with friendly 'locals' serving the community.



**FOR MORE INFORMATION
CONTACT US TODAY.**

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