



Main Road | Sidcup, DA14 6QL



Asking Price: £325,000

Leasehold

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## Main Road, Sidcup

With its period features, high ceilings and general larger than average size this **FIRST FLOOR MAISONETTE**. This is sure to be popular especially when you the see the private rear garden.

## Property Features

- Council Tax: C
- EPC Rating: E
- Victorian Conversion Maisonette
- First Floor
- Two Bedrooms
- Large Lounge/Diner
- Own Private Garden
- Modern Style Kitchen & Bathroom
- New Boiler (2023)



## Interior

**Entrance Hall** 5.94m x 2.06m (19'6" x 6'9") Double glazed window and door to side, coved ceiling, large storage cupboard, radiator, wood flooring.

**Balcony** 2.18m x 1.3m (7'2" x 4'3")

**Lounge/Diner** 4.98m x 4.78m (16'4" x 15'8") Double glazed bay window to front with shutter blinds, coved ceiling, picture and dado rail, feature fireplace with log burner, radiator, carpet.

**Kitchen** 4.06m x 2.54m (13'4" x 8'4") Double glazed sash window to rear, coved ceiling, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, integrated fridge/freezer, washing machine, space for dishwasher, oven and hob, wall mounted boiler, radiator, part tiled walls, vinyl flooring.

**Bedroom One** 4.37m x 3.73m (14'4" x 12'3") Two double glazed sash windows to side, double glazed window to front, coved ceiling, picture rail, radiator, carpet.

**Bedroom Two** 2.62m x 2.13m (8'7" x 7') Double glazed window to front, radiator, carpet.

**Bathroom** 2.06m x 1.98m (6'9" x 6'6") Double glazed frosted window to side, panelled bath with shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, part tiled walls, vinyl flooring.

## Exterior

**Garden** Artificial lawn, timber shed, paved patio area.

## Leasehold Information

Unexpired term of lease: Approximately 155 years

Original start and lease term: December 1989 for 189 years

Current ground rent: TBC

Current service charge: TBC

Next ground rent review: TBC

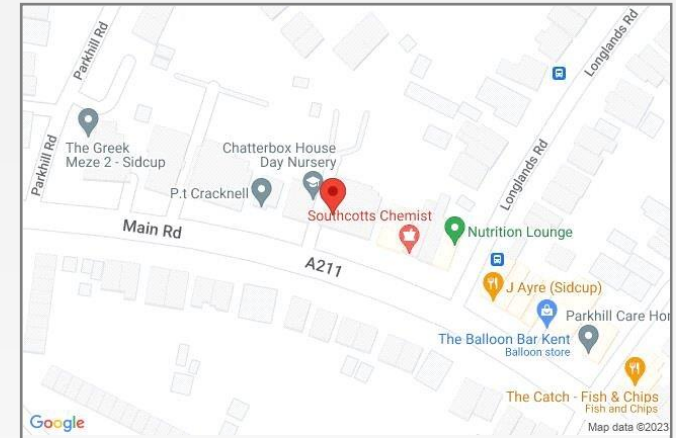
All the above needs to be verified by your solicitor.





## Property Location

Main Road, Sidcup, DA14 6QL



## Additional Information

Sidcup is located in the London Borough of Bexley. It enjoys a busy high street, a library, supermarkets, a train station, the borough's main hospital, good schools and leisure facilities.

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



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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