



Queenswood Road | Sidcup, DA15 8QP



Asking Price £325,000 Leasehold

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## Queenswood Road, Sidcup

Nestled in a sought-after location, this exquisite two double bedroom first floor maisonette is a perfect blend of modern comfort and convenient living.

### Property Features

- Council Tax: C
- EPC Rating: D
- Two Double Bedrooms
- First Floor Maisonette
- In Excess of 100 Year Lease
- Modern Kitchen & Bathroom
- Private Rear Garden
- Garage



## Interior

**Entrance Hall** Double glazed entrance door to front, laminate flooring.

**Landing** Carpet.

**Lounge** 4.67m x 2.82m (15'4" x 9'3") Double glazed window to front, radiator, carpet.

**Kitchen** 3.68m x 2.77m (12'1" x 9'1") at widest points. Double glazed window to front, range of wall and base units, integrated appliances include; dishwasher, washing machine, fridge/freezer, oven, hob and extractor, 1 1/2 bowl sink unit with drainer and mixer tap, radiator, laminate flooring.

**Master Bedroom** 5.08m x 2.82m (16'8" x 9'3") Double glazed window to rear, radiator, carpet.

**Bedroom Two** 3.45m x 2.77m (11'4" x 9'1") Double glazed window to rear, radiator, carpet.

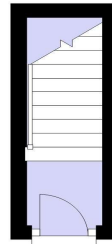
**Bathroom** 1.98m x 1.65m (6'6" x 5'5") Double glazed frosted window to side, panelled bath with mixer tap and shower attachment, wash hand basin set in vanity unit with mixer tap, low level w.c, part tiled walls, chrome heated towel rail, laminate flooring.

## Exterior

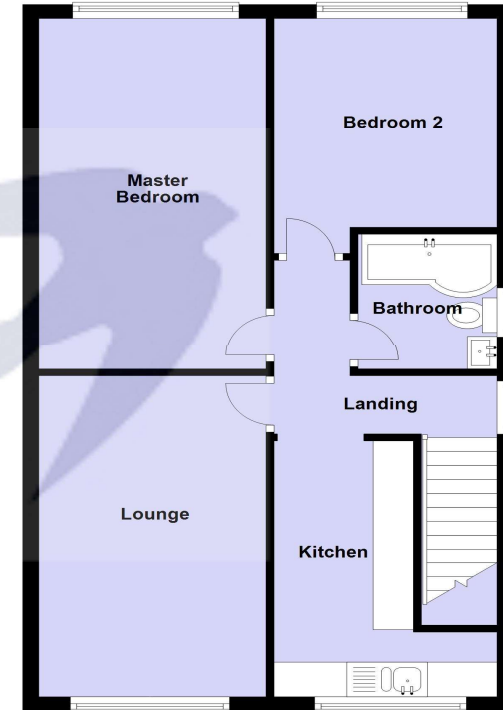
**Rear Garden** Patio area leading to lawn (access is subject to legal verification).

**Garage** To side, up and over door.

**Ground Floor**



**First Floor**



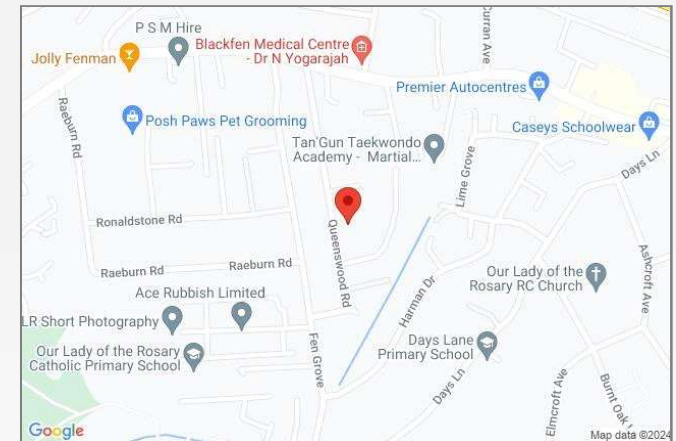
For Illustration Only  
Plan produced using PlanUp.





## Property Location

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## Leasehold Information

Unexpired term of lease: Approx 112 years

Original start and lease term: 135 years from 25/12/2001

Current ground rent: Approx £100 per annum

Current service charge: £0

Next ground rent review: Dec 2026 to approx £200 per annum

All the above needs to be verified by your solicitor.

## 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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