



Crescent Road

Sidcup, DA15 7HN

Rarely Available Two Bedroom Ground Floor Maisonette With Own Private Garden. Situated In The Ever Popular Location Of Crescent Road And Only A Short Walk From Sidcup Station, High Street And Shops.

Main Features

- Two bedroom ground floor maisonette with own private garden
- Popular location of Crescent Road
- Short walk from Sidcup station, High Street and schools
- 104 years remaining on the lease
- Own private entrance
- Ideal for a first time buyer, investor or buyer looking to downsize

DESCRIPTION

A rarely available two bedroom ground floor maisonette located in the ever popular location of Crescent Road. The property benefits from direct access to its own private garden and is located just a short walk from Sidcup station, Sidcup High street and schools. It has a long lease and in our opinion would make an ideal purchase for any first time buyer, investor or applicant looking to downsize.

The property briefly comprises: Own private entrance, large entrance hall, 15`8 x 12`5 front lounge which flows through to the rear kitchen, two double bedrooms and bathroom. Externally is your own private garden and garage.

Properties such as this in such are rarely available due to their ideal location, private entrance and overall space on offer and therefor your earliest appointment comes highly recommended.

Entrance hall:

19' 7" x 2' 11" (5.99m x 0.91m)

Lounge:

15' 8" x 12' 4" (4.78m x 3.78m)

Kitchen:

10' 4" x 9' 6" (3.15m x 2.92m)

Bedroom one:

12' 11" x 9' 3" (3.96m x 2.82m)

Bedroom two:

12' 7" x 10' 0" (3.84m x 3.07m)

Bathroom:

9' 8" x 6' 5" (2.97m x 1.98m)

Outside:

Own private garden.

Garage to the rear with access via service road to the left of the block.

General 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: 98 years remaining.

Service Charge: £1,140 per annum

Ground Rent: £100 per annum

Council Tax: Band C £1492.35 per annum. London Borough of Bexley - Tel: 020 8303 7777.

EER Rating: 68 EIR Rating: 65

Local authority: Bexley London Borough Council

Directions

From our Sidcup office turn left into Station Road, under the bridge and across the first set of traffic lights. Crescent Road is the second turning on the right. Closest Stations: Sidcup (0.27 mi) Albany Park (1.14 mi) New Eltham (1.34 mi) Closest Schools: West Lodge School (0.12 mi) Birkbeck Primary School (0.25 mi) Chislehurst and Sidcup Grammar School (0.48 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