



# Woodchurch Close

Sidcup, DA14 6QH

A 2 bedroom ground floor maisonette with private entrance, extended lease and offered chain free. We feel this would be a great purchase for any first time buyer or investor. It is located just a short walk from the local shops and also offers transport links with bus routes and train stations within easy access.

## Main Features

- Two bedroom ground floor maisonette
- Lease currently being extended
- Chain Free
- Ideal first time buyer or investment opportunity
- Short walk from local shops and transport links
- Lounge flowing into kitchen/diner

## FULL DESCRIPTION

We are pleased to offer for sale this two bedroom ground floor maisonette. The property is located within easy access of local shops, bus routes and train stations and is offered to the market chain free. It briefly comprises: Private entrance, entrance hall, lounge which flows into the rear kitchen/diner, two bedrooms and a bathroom. The current owner is extending the lease and we feel this would be a great first time buyer or investment opportunity.

## Entrance hall

6' 3" x 5' 8" (1.91m x 1.73m)

## Lounge

13' 8" x 10' 6" (4.17m x 3.2m)

## Kitchen/diner

13' 9" x 11' 4" (4.19m x 3.45m)

## Bedroom one

11' 1" x 10' 4" (3.38m x 3.15m)

## Bedroom two

11' 5" x 8' 2" (3.48m x 2.49m)

## Bathroom

11' 5" x 5' 4" (3.48m x 1.63m)

## ADDITIONAL 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: The current lease is 69 years and is being extended to 159 years.

Council Tax: Band B £1,235.16 per annum

Local authority: Bexley London Borough Council

EER Rating: 64 EIR Rating: 64

## Directions

From our Sidcup office turn left and under the railway bridge. At the traffic lights turn right into Longlands Road and continue all the way to the end. Turn right into Main Road and Woodchurch Close is the first turning on the left. Closest Stations: New Eltham (0.80 mi) Sidcup 0.86 mi) Mottingham (1.62 mi) Closest Schools: Longlands Primary School (0.26 mi) Dulverton Primary School (0.5 mi) Chislehurst School for Girls (0.79 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