

## Hatherley Road, Sidcup, London, DA14 4BH

- Underfloor Heating
- Built In Storage Space
- Modern Kitchen With Integrated Fridge Freezer & Dishwasher
- Close to High Street & Station
- Lease With approx. 118 Years Remaining
- Two Bathrooms
- Allocated Parking Space
- Utility Cupboard
- Two Private Balconies

**Guide Price £400,000 - £425,000**



# Hatherley Road, Sidcup, London, DA14 4BH Guide Price £400,000 - £425,000

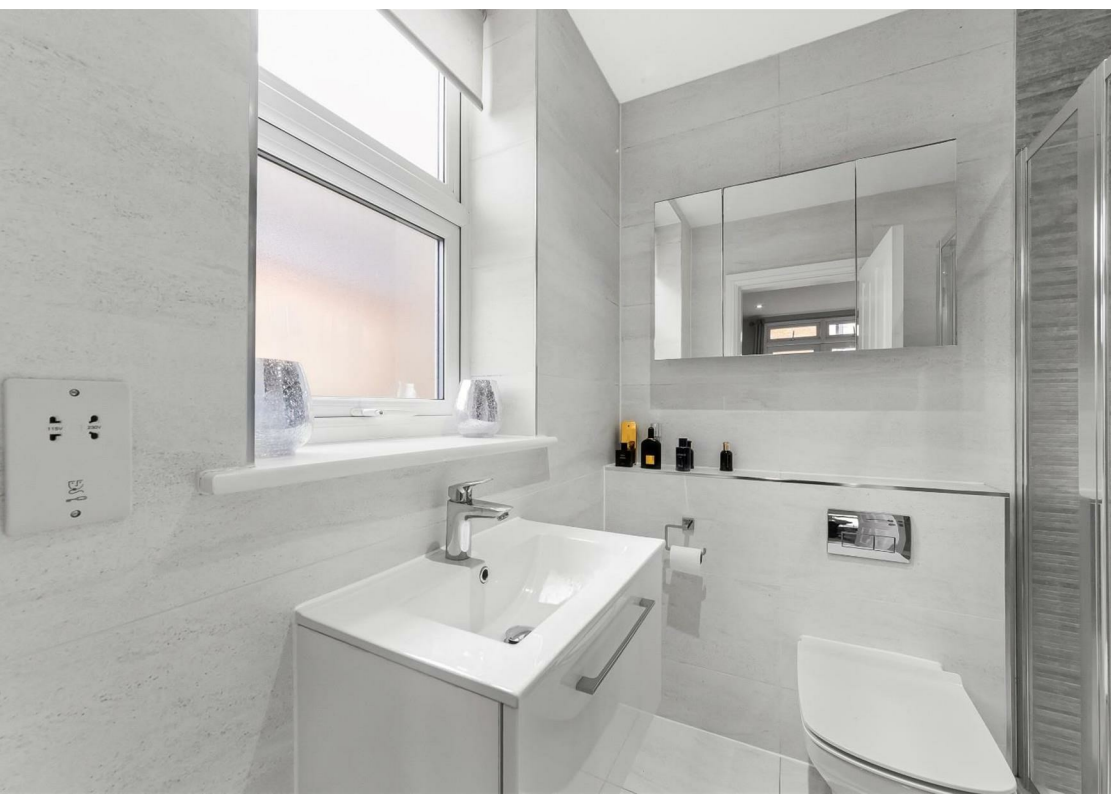
## DESCRIPTION

GUIDE PRICE £400,000 - 425,000. Stunning 2-bedroom 2-bathroom first floor flat built in 2017 & located in a prime position close to Sidcup High Street & Station. The property features light neutral décor, is well maintained, & would make an ideal home for a single person, a couple, or even a small family looking for easy access to local amenities.

The property comprises a spacious hallway, with excellent storage, an open plan kitchen/lounge/dining room, two well-proportioned double bedrooms that each feature built in storage cupboards, two bathrooms & a utility cupboard. There are also two private balconies that are accessible via the lounge & main bedroom & a private allocated parking space.

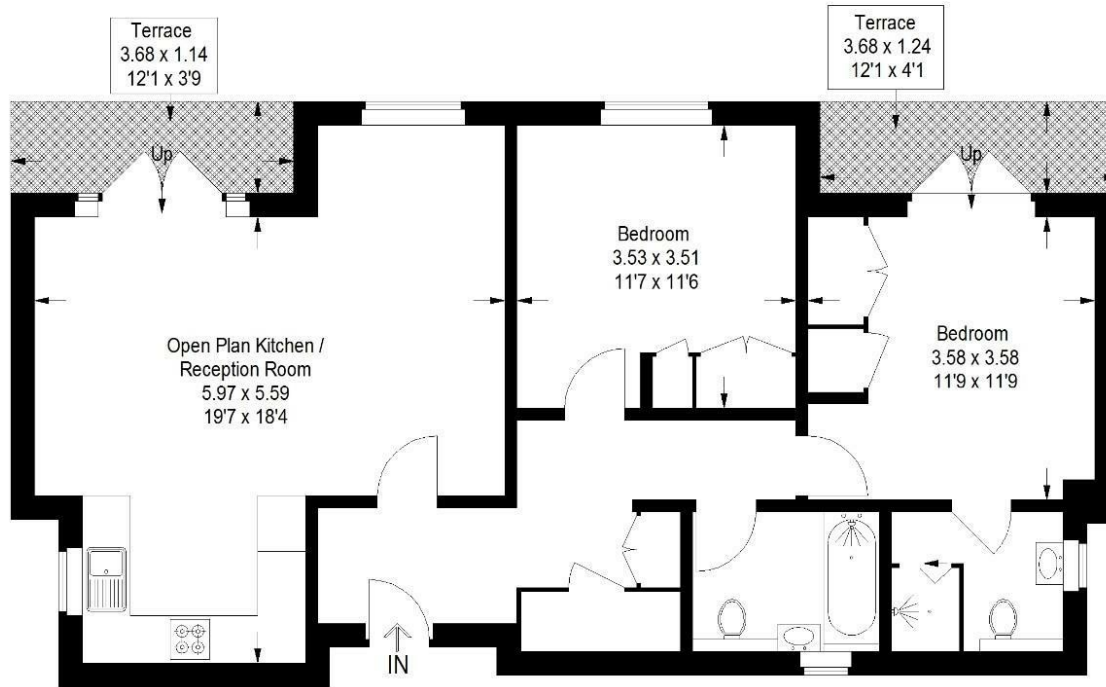
Please contact our office to arrange a viewing of for further details.





Hatherley Road, DA14

Approximate Gross Internal Area  
77.7 sq m / 836 sq ft



### First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1052474)

### Viewings

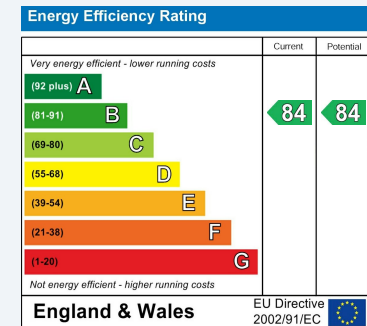
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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