

LEASEHOLD



Flat - Purpose Built (EPC Rating: C)

**31 SIDCUP HILL GARDENS, SIDCUP HILL,  
SIDCUP, DA14 6JP**

Guide price

**£325,000**

**Westwood**  
PROPERTY SERVICES



# 2 Bedroom Flat - Purpose Built located in Sidcup

**\*\*Guide Price £325,000 - £335,000\*\*** Presented to the market with no forward chain is this larger than average two double bedroom ground floor maisonette within the picturesque Sidcup Hill Gardens. The maisonette comprises entrance hall, large living/dining room measuring 16'11 x 15'6 with three windows, fitted kitchen with access to the shared rear garden, two double bedrooms with fitted wardrobes to bedroom one and a three piece bathroom suite. There is a rear garden which is shared with the first floor maisonette that has a patio area and is accessed via the kitchen. Additional benefits to note include double glazing and gas central heating. Ideally located for local transport links and many local amenities an internal viewing is highly recommended.

## Entrance Hall

Hard wood front door, two storage cupboards, radiator and laminate flooring.

## Living/Dining Room

16'11 x 15'6

Three double glazed windows to front, picture rail, feature fireplace with surround, radiator and carpet.

## Kitchen

11'2 x 8'4

Two double glazed windows to rear, door to garden, range of wall and base units, one and a half bowl sink unit with mixer tap, plumbed for washing machine, space for fridge/freezer, space for dish washer, integrated electric oven and gas hob, wall tiling and vinyl flooring.

## Bedroom One

11'8 x 10'11

Double glazed window to rear, mirror fronted fitted wardrobes, radiator and carpet.

## Bedroom Two

11'0 x 8'10

Double glazed window to front, picture rail, radiator and carpet.

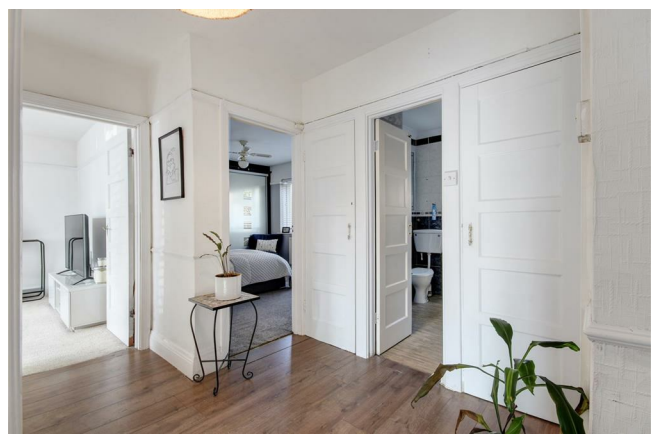
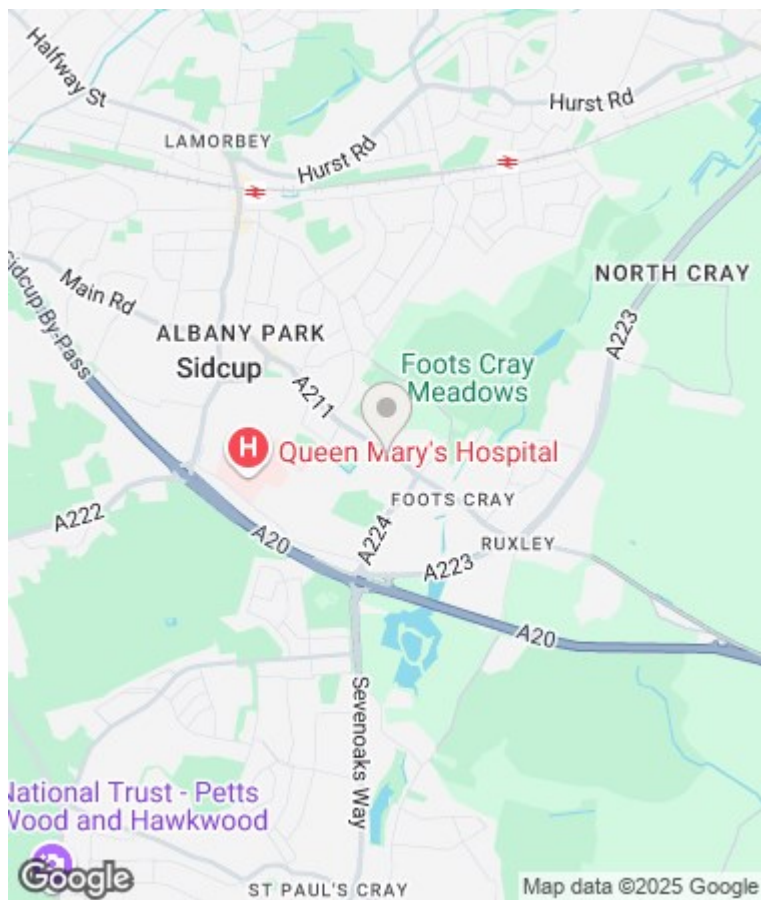
## Bathroom

Double glazed frosted window to rear, panelled bath with mixer tap, low-level WC, wash hand basin and wall and floor tiling.

## Rear Garden

Shared rear garden with first floor maisonette, patio area, storage shed and mature plants and shrubs.

- Two Double Bedroom Ground Floor Maisonette
- Guide Price £325,000 - £335,000
- Large Living/Dining Room Measuring 16'11 x 15'6
- Fitted Kitchen Leading To Shared Rear Garden
- Mirror Fronted Wardrobes To Bedroom One
- Three Piece Bathroom Suite
- Double Glazing and Gas Central Heating
- Rarely Available and Chain Free
- Beautiful and Secluded Location



SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

## Sidcup Hill Gardens

Gross Internal Area : 71.6 sq.m (770 sq.ft.)



Ground Floor



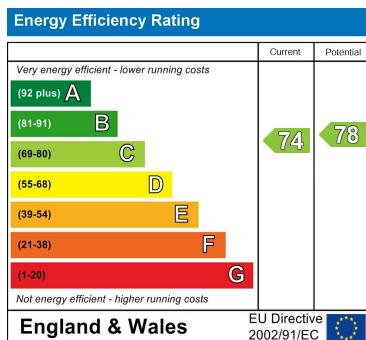
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Council Tax Band

**C**

Energy Performance Graph



Call us on

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