



£300,000

Hatherley Crescent, Sidcup, DA14 4JA

Chattertons

EST 1893

## 2 bed maisonette

Located literally moments away from Sidcup mainline station and close by to a buzzy area of great shops and services. This is a first floor maisonette offering 2 bedrooms, own garden and garage. The property would make for a perfect first time but particularly for someone needing to commute into London as the trains from here are fast and frequent. The maisonette is presented in nice condition and has gas central heating and double glazing. Offered to the market chain free.



**First floor maisonette**

**Buzzy location**

**Moments from Sidcup mainline station**

**2 bedrooms**

**Nice condition**

**Private Entrance**

Stairs to the first floor

**Lounge 14' 0" x 9' 11" (4.26m x 3.02m)**

Double glazed window, radiator, carpet

**Kitchen 10' 0" x 6' 11" (3.05m x 2.11m)**

Double glazed window, fitted wall and base units with laminated work surface, integrated oven and electric hob and extractor hood, wall mounted boiler, stainless steel sink unit with mixer taps, modern flooring

**Gas central heating**

**Double glazing**

**Perfect first time buy**

**Chain free**

**Garage and garden**

**Bedroom 1 13' 8" x 9' 11" (4.16m x 3.02m)**

Double glazed window, radiator, carpet

**Bedroom 2 10' 10" x 10' 0" (3.30m x 3.05m)**

Double glazed window, radiator, carpet

**Bathroom**

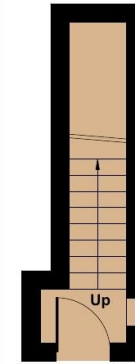
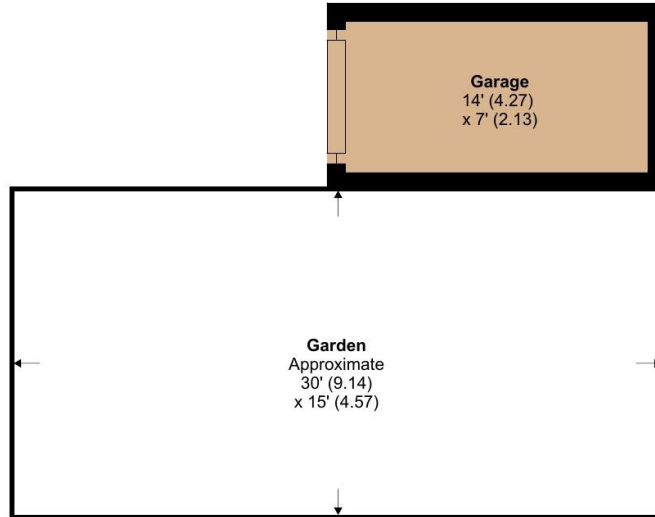
Frosted double glazed window, panelled bath with mixer taps, shower screen door and separate shower unit, pedestal wash hand basin, low level wc, tiled walls and floor

**Rear Garden 30' 0" x 15' 0" (9.14m x 4.57m)**

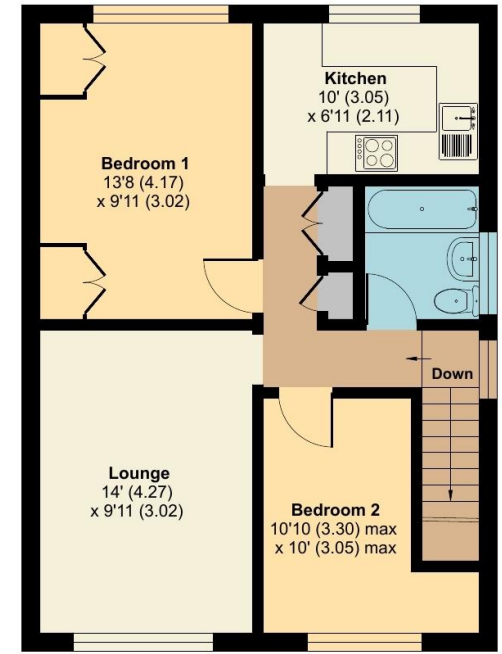
Private outdoor space with door to the garage

**Garage En Bloc 14' 0" x 7' 0" (4.26m x 2.13m)**





GROUND FLOOR



FIRST FLOOR

## Hatherley Crescent, Sidcup, DA14

Approximate Area = 616 sq ft / 57.2 sq m

Garage = 98 sq ft / 9.1 sq m

Total = 714 sq ft / 66.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1165786

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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