



Guide price £300,000

Blenheim Court, Sidcup, DA14 6QQ

Chattertons

EST 1893

Located in a quiet cul de sac and yet close by to great bus routes and local shops. This is a first floor maisonette which has good size accommodation including lounge, separate kitchen, 2 double bedrooms and bathroom. Decorated in light neutral colours the property also benefits from gas central heating and double glazing. Being a maisonette the property has a private entrance and the lease is 100 years. Great first time buy and could also be a perfect buy to let investment.



First floor maisonette
Cul de sac
Private entrance
2 double bedrooms

Stairs to the first floor
Private entrance

Entrance Hall
Access to the loft, radiator, carpet

Lounge 16' 1" x 11' 10" (4.90m x 3.60m)
Double glazed bay window, radiator, carpet

Kitchen 9' 8" x 9' 7" (2.94m x 2.92m)
Dual aspect double glazed windows, fitted wall and base units with laminate work surface, integrated oven and gas hob, cupboard housing combi boiler (2 years old), plumbing for washing machine, sink unit with mixer taps, tiled walls and floor

100 year lease
Gas central heating
Double glazing
Boiler only 2 years old

Bedroom 1 11' 0" x 11' 0" (3.35m x 3.35m)
Double glazed window, double radiator, carpet

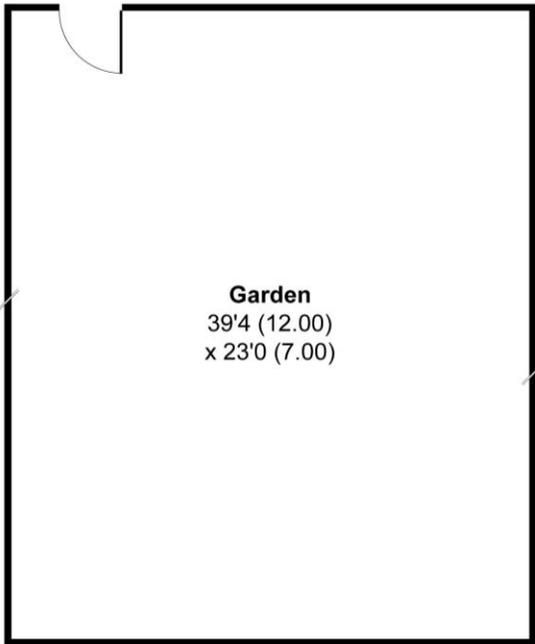
Bedroom 2 10' 0" x 8' 0" (3.05m x 2.44m)
Double glazed window, radiator, carpet

Bathroom
Frosted double glazed window, panelled bath with mixer taps and shower screen, pedestal wash hand basin with mixer taps, tiled walls and floor

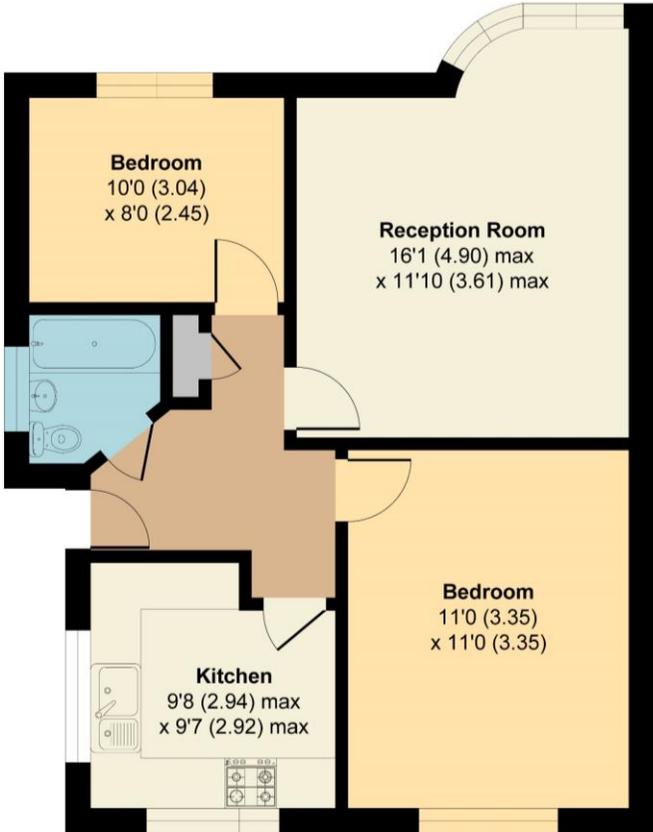
Rear Garden 39' 4" x 23' 0" (11.98m x 7.01m)
The rear part of the garden belongs to this property, but currently the garden is open plan.



Approximate Area = 639 sq ft / 59.36 sq m



GARDEN



GROUND FLOOR

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:

020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

Chattertons

EST 1893