



VILLAGE ESTATES



• EST.1993 •

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ALLOCATED PARKING

LOUNGE ONTO CONSERVATORY

**WALKING DISTANCE TO SIDCUP
STATION**

**PRIVATE SOUTH FACING
GARDEN**

LOCATED IN 'THE HOLLIES'

**IMMACULATE PRESENTATION
THROUGHOUT**



11 Bay Tree Close
Sidcup, DA15 8WH

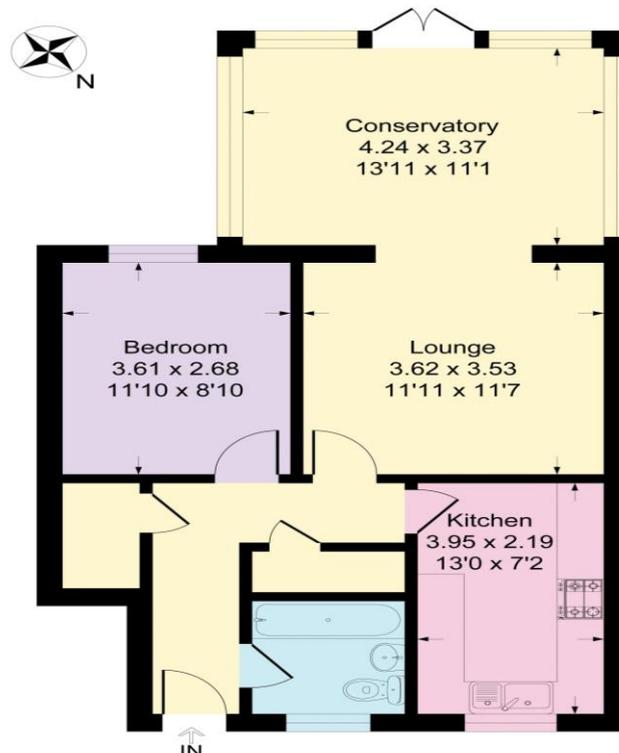
**Guide Price £300,000-
£320,000**

This unique one-bedroom ground-floor maisonette offers stylish, well-presented living within the desirable Hollies development in Sidcup. A bright conservatory opens onto a private, south-facing rear garden, perfect for relaxing or entertaining. The property features a modern interior throughout and benefits from allocated parking. Residents also enjoy access to exclusive on-site gym facilities. Ideally located, the home is within easy reach of Sidcup's mainline train station, providing convenient links for commuters.



Baytree Close, DA15

Approximate Gross Internal Area = 62.3 sq m / 671 sq ft



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.