



**Hazell Holland**

Hazell Holland welcome you to this stunning Park home one bedroom located on Stonehill Woods Park available for cash buyers aged over 55. Set in 35 acres of mixed mature traditional Kent wood and surrounded by hundreds of acres of further woodland owned by the National Trust. The park offers residents a truly lovely setting in which to live.

Guide Price £200,000 to £210,000



Hazell Holland



Holland



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Stonehill Woods Park  
Old London Road  
Sidcup  
Kent  
DA14 5FB

### Entrance

Double glazed opaque entrance door.

### Kitchen

12' x 9'2 (3.66m x 2.79m)

Double glazed window. Laminate wood floor. Coved ceiling. Double radiator. Sink unit mixer tap. Range of wall and base units with build-in oven, hob and extractor fan with integrated fridge/freezer and dish washer. Built-in storage cupboard with plumbing for washing machine. Boiler cupboard.

### Dining Area

9'5 x 7'8 (2.87m x 2.34m )

Double glazed french doors. Laminate wood floor. Coved ceiling. Radiator.

### Lounge

19'3 x 10'9 (5.87m x 3.28m )

Three double glazed windows. Laminate wood floor. Coved ceiling. Dado rail. Fire place. Two double radiators.

### Inner Hall

Laminate wood floor. Coved ceiling.

### Shower Room

10 x 5'7 (3.05m x 1.70m )

Double glazed opaque window. Vinyl floor. Coved ceiling. Double radiator. Partly tiled walls. Shower cubicle. Pedestal hand wash basin. Low level w.c.

### Bedroom

13'4 x 11'3 x 10'2 (4.06m x 3.43m x 3.10m )

Two double glazed window. Laminate wood floor. Coved ceiling. Dado rail. Double radiator. Fitted cupboard with top cupboards.

### Walk-in wardrobe

9'2 x 5'9 (2.79m x 1.75m)

Coved ceiling. Radiator.

### Front and side Gardens

Patioed front garden with shrub borders. Side patio garden accessed via dining area.

### Parking

The vendor has informed us the property comes with a parking space

### Ground Rent

We have been advised by the vendor, ground rent charge is £271.00 per month. (£3252.00 per year).



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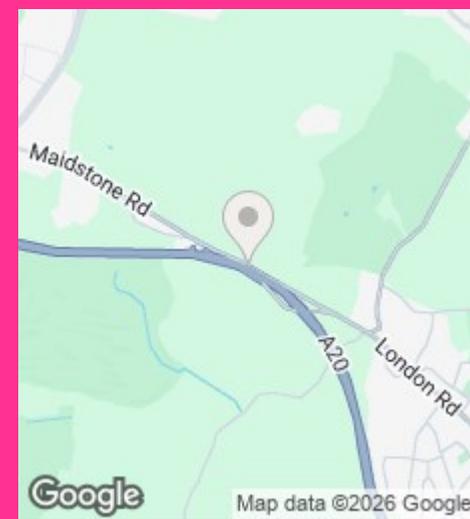
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**\*\*GUIDE PRICE £200,000 to £210,000\*\*** Hazell Holland welcome you to this stunning Park home located on Stonehill Woods Park. Set in 35 acres of mixed mature traditional Kent wood and surrounded by hundreds of acres of further woodland owned by the National Trust; the park offers residents a truly lovely setting in which to live. This property offers a unique opportunity for those seeking a peaceful retreat with a spacious lounge and modern kitchen/diner, this park home provides ample space for relaxation and entertaining. The single bedroom is well-proportioned with a walk in wardrobe, making it a perfect sanctuary for rest. The bathroom is conveniently located, ensuring ease of access.

The property backs onto beautiful woodland trails, ideal for leisurely walks and enjoying the great outdoors. The location is also close to Swanley town centre, where you will find a variety of local shops, Asda, cafes, and restaurants, catering to all your daily needs. Also easy access to Swanley station Zone 9 with oyster card. For those who enjoy golf, Birchwood Park Golf & Country Club adjoins the park, with a leisure centre, restaurants, shopping precincts and a doctors surgery all within easy reach offering a wonderful place to unwind.

Please note that this property is available for cash buyers only aged 55 and over. If you are looking for a tranquil lifestyle in a picturesque setting, this Park home could be the perfect choice for you. Cash buyers only.

GROUND FLOOR  
700 sq.ft. (65.0 sq.m.) approx.



**CONTACT**

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TOTAL FLOOR AREA : 700sq.ft. (65,0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	56
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

