

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Welcome Home...**  
**Hatherley Road, Sidcup**

**Offers in the Region of £285,000**  
**LEASEHOLD (117 YEAR LEASE)**

Wisdom Estates are delighted to present to the market this immaculate and spacious One-Bedroom Home. Tucked away from the main road within a secure gated development, this beautifully finished property offers both privacy and convenience, located just a short walk from the High Street, nearby restaurants, and Sidcup Station. Internally, the home boasts a generous open-plan layout. The stylish kitchen / dining / living area provides a versatile space, whilst double doors lead directly onto a private terrace, creating a seamless indoor-outdoor flow and offering the perfect setting to unwind. This superb property is ideally suited to first-time buyers, downsizers, or investors seeking a high-quality home in a sought-after location.

**FEATURES INCLUDE:**

- Immaculate One Bedroom Home**
- 0.2 Miles to Sidcup High Street**
- 0.5 Miles to Sidcup Station**
- Allocated Parking**
- Private Patio Terrace**
- 117 Year Lease**

REF: 11591

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## **The accommodation comprises:**

### **COMMUNAL ENTRANCE**

Providing entrance into the complex via a secure entry phone system, the communal entrance is clean, tidy and offers direct access into this ground-floor apartment.

### **ENTRANCE HALL 11' x 6' (3.35m x 1.83m)**

Stepping through the feature front door, you are immediately struck by the high-quality finish this home has to offer. The entrance hall benefits from a double-glazed window to the side, allowing for plenty of natural light, and includes a large storage cupboard with plumbing, as well as a separate boiler cupboard. Solid wood flooring runs throughout, complemented by the added luxury of underfloor heating.

### **LOUNGE / KITCHEN / DINER 22' 5" x 13' 3" (6.83m x 4.04m)**

The impressive open-plan kitchen / dining / living area has been thoughtfully designed to create a bright and versatile space, ideal for modern living. A double-glazed window to the side and double-glazed patio doors to the rear terrace allow for an abundance of natural light.

The contemporary kitchen is fitted with a range of matching wall and base units with work surfaces over, and benefits from integrated appliances including; a dishwasher, microwave, fridge/freezer, alongside a four-ring hob and sink with drainer.

Solid wood flooring flows throughout, complemented by underfloor heating, creating a stylish yet comfortable environment perfect for cooking, dining, and relaxing.

### **TERRACE 20' 11" x 6' 2" (6.38m x 1.88m)**

The private rear terrace is a low-maintenance outdoor space, accessed directly from the living area / main bedroom, and is perfect for al fresco dining.

### **MASTER BEDROOM 15' x 8' 8" (4.57m x 2.64m)**

The Master Bedroom is a well-proportioned and beautifully presented space, featuring double-glazed patio doors opening directly onto the private terrace, and further benefiting from fitted wardrobes, alongside solid wood flooring and underfloor heating.

### **BATHROOM 7' x 6' (2.13m x 1.83m)**

The bathroom has been finished to a high standard, featuring a contemporary suite comprising a low-level W/C, hand wash basin, and a large walk-in shower. The space is enhanced by fully-tiled walls and flooring, whilst a heated towel rail and underfloor heating provide added comfort. A double-glazed window to the side allows for natural light and ventilation.

### **ALLOCATED PARKING**

The allocated parking space ensures convenient and secure off-street parking.

### **Important Note**

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

### **Measurements**

Please note that all measurements are approximate.

