

10, Briary Court, Sidcup DA14 6HZ  
Guide Price Range £260,000 - £270,000

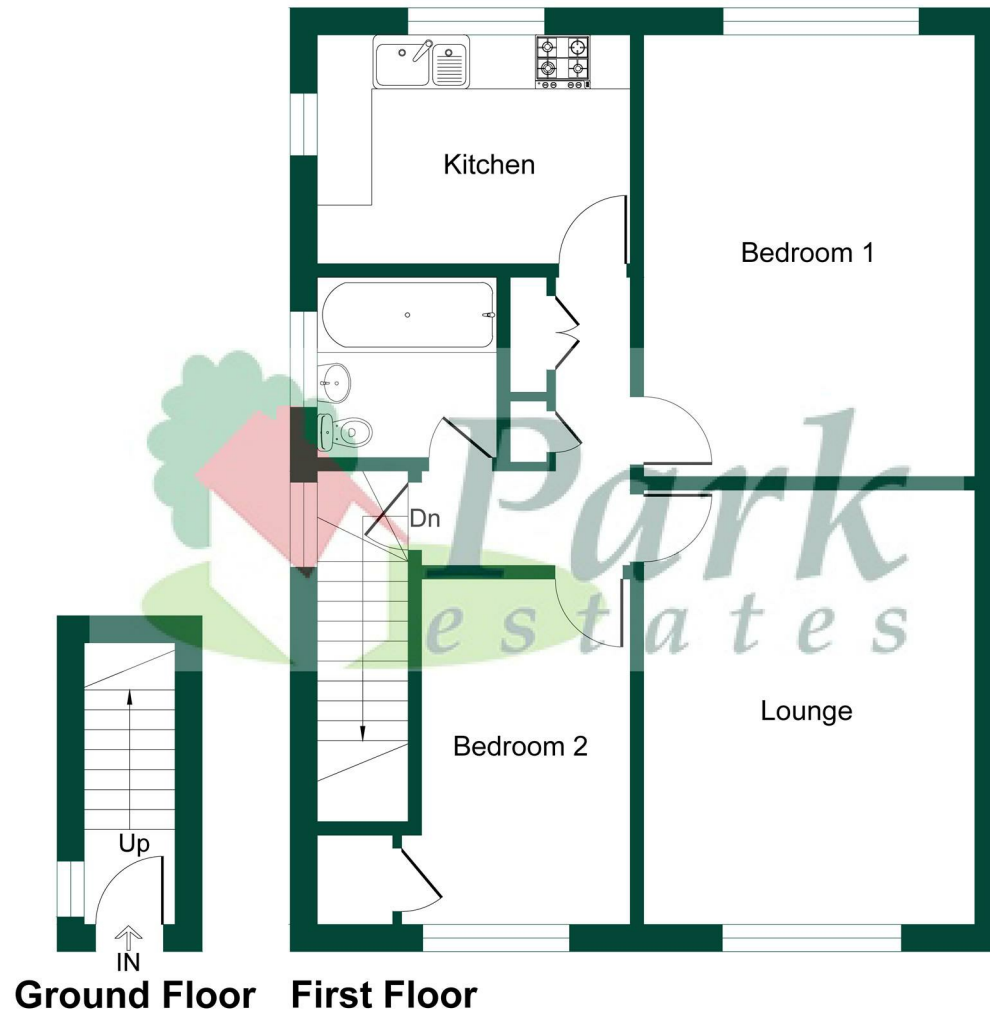


Guide Price £260,000-£270,000 Chain free and ideally positioned just a short walk from Sidcup High Street, this spacious two bedroom first floor maisonette offers convenient access to a wide selection of restaurants, bars, shops, Sidcup Station, bus routes and all other transport links. An excellent first time purchase, the property provides well proportioned accommodation throughout. Comprising an entrance hall, landing area, two generous bedrooms, a bright reception room, kitchen and bathroom, the layout is practical and well suited to modern living. Additional benefits include a long lease of approximately 180 years, double glazing, electric heating and a private rear garden. Viewing is highly recommended to fully appreciate the space and convenience this property offers.

Local Authority: Bexley Bexley  
Council Tax Band: C



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 78        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 38                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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