

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sidcup Hill

Sidcup, DA14 6JS

Council Tax: C

Asking Price £270,000



# 113a Sidcup Hill

Sidcup, DA14 6JS

Asking Price £270,000



## Entrance Hallway

UPVC front door. Stairs to first floor. Carpet.

## Hallway

Double glazed window to side. Storage cupboards. Carpet.

## Living Room

13'8" x 9'11" (4.18 x 3.03)

Double glazed window to rear. Coved ceiling, Laminate flooring.

## Kitchen

10'0" x 6'10" (3.07 x 2.10)

Double glazed window to rear. Double glazed window to side. Range of wall and base units. Stainless steel single drainer sink unit with mixer tap. Built under electric oven. Extractor hood. Washing machine. Tiled walls. Laminate flooring.

## Bedroom One

14'0" x 9'11" (4.29 x 3.03)

Double glazed window to front. Coved ceiling, Laminate flooring.

## Bedroom Two

10'9" x 8'0" (3.28 x 2.46)

Double glazed window to front. Storage cupboard. Coved ceiling. Laminate flooring.

## Bathroom

Modern panelled shower bath with shower screen with shower. Mixer tap. Wash hand basin with mixer tap. Low level wc.. Tiled walls and flooring.

## Garden

Rear garden with side access.

## Garage

## Garage, en-bloc First Floor Maisonette

- No Chain
- Popular Location
- Garage en-bloc
- Private area of Garden
- Ideal first time buy
- Suit buy-to-let
- Long leasehold

This two-bedroom first floor maisonette is offered **\*\*for sale\*\*** in Sidcup, Kent, providing a practical layout suited to both first-time buyers and downsizers. The property comprises one reception room, a separate kitchen and a bathroom. Sidcup offers a range of everyday amenities, including supermarkets, cafés, independent shops and services along the nearby high street. The area is well-regarded for its selection of schools and colleges within the wider Sidcup locality, making it a popular residential choice.

Public transport connections are convenient. Sidcup railway station provides regular services into London terminals such as London Bridge, Charing Cross and Cannon Street, with typical journey times of around 25–35 minutes, making this a viable option for commuters. Local bus routes link Sidcup with neighbouring areas including Bexley, Eltham and Orpington. For leisure and outdoor space, residents have access to several local parks and green areas within a short drive or bus ride, offering walking routes, children's play areas and sports facilities. There are also gyms, cafés and restaurants available in and around Sidcup, adding to the area's appeal. Overall, this two-bedroom maisonette **\*\*for sale\*\*** in Sidcup combines functional accommodation with access to local amenities and transport links, providing a practical base in a well-connected location.



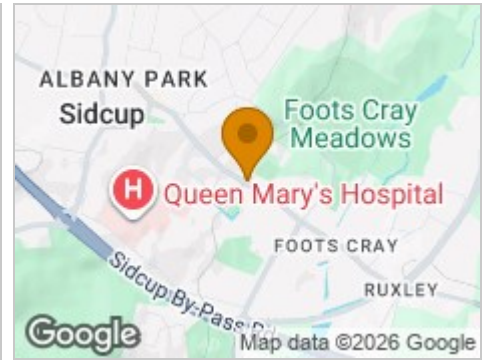
## Road Map



## Hybrid Map



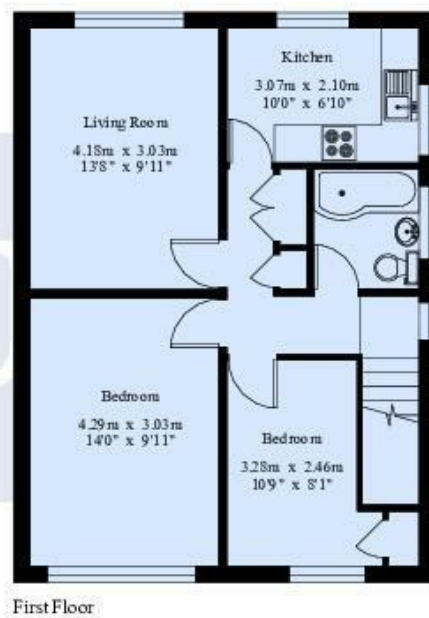
## Terrain Map



## Floor Plan

113A Sidcup Hill

Gross Internal Area : 53.6 sq.m (570 sq.ft.)

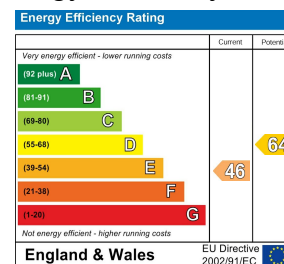


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## Viewing

Please contact our Hunters Bromley & Chislehurst Office on 020 8464 2555 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.