



# Granville Road

Sidcup, DA14 4BW

A beautifully presented, larger than average 2 bedroom first floor maisonette that sits in a highly sought after location that between Sidcup High Street and Sidcup train station. We feel it would make a great first time buy or purchase for someone downsizing. \*Newly Extended Lease \*

## Main Features

- Larger than average 2 bedroom first floor maisonette
- Private rear garden
- Garage en bloc
- Newly extended lease
- Easy access to Sidcup High Street and Sidcup station
- Ideal first purchase

## FULL DESCRIPTION

A beautifully presented and larger than average 2 bedroom first floor maisonette that offers a great feel of space with a modern décor. Situated in a location that offers easy access to Sidcup High Street with its variety of shops and restaurants as well as Sidcup train station, parks and some great schools. The maisonette briefly comprises of: private entrance, front door, a beautifully presented lounge, 2 good sized double bedrooms, a recently refurbished bathroom and kitchen and access to the loft which is boarded. Externally there is a private garden and garage en bloc.

The lease and recently been extended and your earliest internal viewing comes highly recommended on this large and well presented maisonette.

## Entrance

Entrance door to side of property with internal stairs leading to first floor landing/hallway.

## Entrance hall

## Lounge

16' 0" x 12' 5" (4.88m x 3.78m)

## Kitchen

19' 3" x 7' 19" (5.87m x 2.62m)

## Bedroom one

14' 8" x 9' 10" (4.47m x 3m)

## Bedroom two

11' 10" x 9' 4" (3.61m x 2.84m)

## Bathroom

## Outside

Private garden approximately 30' x 15' (9.14m x 4.57m)

Garage en bloc 16' x 8' (4.88m x 2.44m)

## ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

Lease: 178 years remaining (recently extended)

Service charge: None

Ground rent: Peppercorn

Council Tax: Band C £1915.59 per annum.

£1,811 per annum.

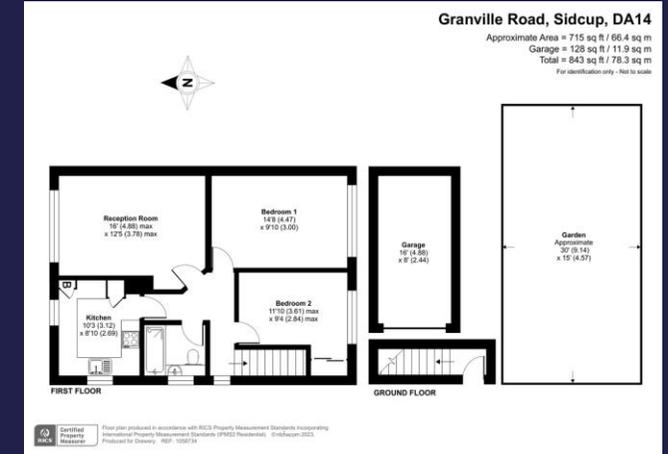
EER Rating: 63

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left into Station Road and proceed under the bridge. At the traffic lights turn left into Faraday Avenue and first right into Hatherley Road which becomes Alma Road then becomes Lansdown Road. Turn right into St John's Road and second right into Granville Road. Closest Stations: Sidcup (0.44 mi) Albany Park (1.05 mi) New Eltham (1.59 mi) Closest Schools: West Lodge School (0.16 mi) Birkbeck Primary School (0.3 mi) Chislehurst and Sidcup Grammar School (0.58 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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