

RE/MAX
SELECT

Asking Price £315,000 Share of Freehold



**10a Rochester Close, Sidcup, Kent DA15
9PG**



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning first floor maisonette located in a quiet cul-de-sac. The spacious property comprises 2 DOUBLE bedrooms, large through-lounge, fitted kitchen, and family bathroom.

Further benefits include double glazing, gas central heating, and 300sqft private rear garden. Total Internal Area approx: x sq ft (y sq m). Planning Permission Granted For Loft Conversion.

FEATURES

- First floor maisonette
- 2 DOUBLE bedrooms
- Family bathroom
- Through lounge
- Open plan kitchen
- Private rear garden
- Planning Permission Granted For Loft Conversion
- Share of Freehold





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Tile flooring, radiator, double glazed window.

First Floor

Landing

Engineered wood flooring, double glazed windows; access to boarded and insulated loft with drop-down ladder and light.

Through Lounge

Engineered wood flooring, radiator, double glazed bay window, storage cupboard.

Open-plan Kitchen

Tile flooring, double glazed windows; range of wood wall and base units with wood effect worktops; ceramic sink with mixer tap, electric hob, extractor hood, integrated dishwasher; space and connections for fridge freezer; space and connections for washing machine; wall mounted combination boiler.

Bedroom

Engineered wood flooring, radiator, double glazed windows.

Bedroom

Engineered wood flooring, radiator, double glazed windows.

Bathroom

Fully tiled, double glazed windows, w/c, wash-hand basin with mixer tap; bath with mixer tap, glass shower screen, and shower-over, heated towel rail.

Exterior

Rear Garden

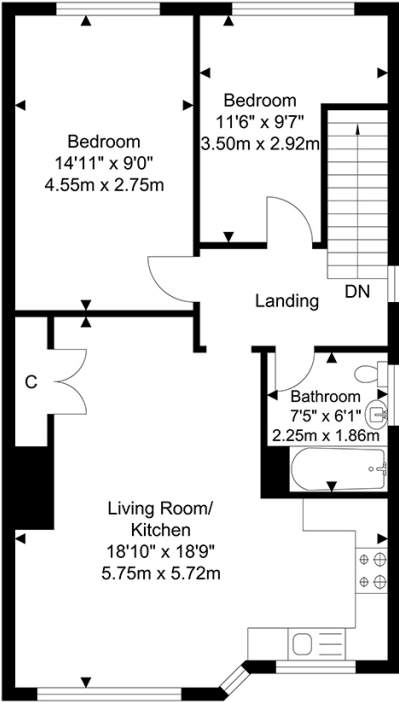
Approximately 400sqft (20ft x 15ft; at widest points); lawn.

Information

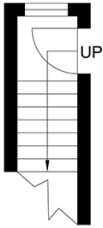
- Share of Freehold
- Lease: X years remaining
- Service Charge: £Y per annum
- 1.2 miles (approx) to Sidcup Station
- 1.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.2 miles (approx) to Danson Park & Lake
- Council Tax: Band C



FLOORPLAN



First Floor
Approximate Floor Area
431.09 SQ.FT.
(40.05 SQ.M.)



Ground Floor
Approximate Floor Area
24.00 SQ.FT.
(2.23 SQ.M.)

TOTAL APPROX FLOOR AREA 455.09 SQ. FT / 42.28 SQ. M
For Identification Purposes Only.

