

**RE/MAX**  
**SELECT**

£350,000 Leasehold



Woodchurch Close, Sidcup, Kent DA14  
6QH



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning ground floor maisonette located in a quiet cul-de-sac close to transportation links, schools, and Sidcup High Street amenities. This spacious property comprises 2 bedrooms, large living/dining room, modern kitchen, good-sized bathroom, and rear garden. Further benefits include garage, off street parking, double glazing, and gas central heating.

Total Internal Area approx: 661.33 sq ft (61.44 sq m).



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Wood-effect flooring, radiator, storage cupboard.

#### Living Room

Wood-effect flooring, radiator, double glazed windows.

#### Kitchen

Tiled flooring; range of wall and base units with complementary worktops and splashback; undermount sink and drainer with mixer tap; electric hob with stainless steel extractor hood; built-in oven, integrated dishwasher; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows; door leading to rear garden.

#### Bedroom

Wood-effect flooring, radiator, double glazed windows.

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Wood-effect flooring, radiator, double glazed windows.

#### Bathroom

Tiled flooring, tiled walls; panelled bath with thermostatic shower over; wash-hand basin with mixer tap; w/c, heated towel-rail, double glazed frosted windows.

#### External

##### Front Garden

Off street parking; lawn.

##### Rear Garden

Patio area, artificial lawn, outdoor tap, outdoor light; shed with electric power, including dryer.

#### Garage

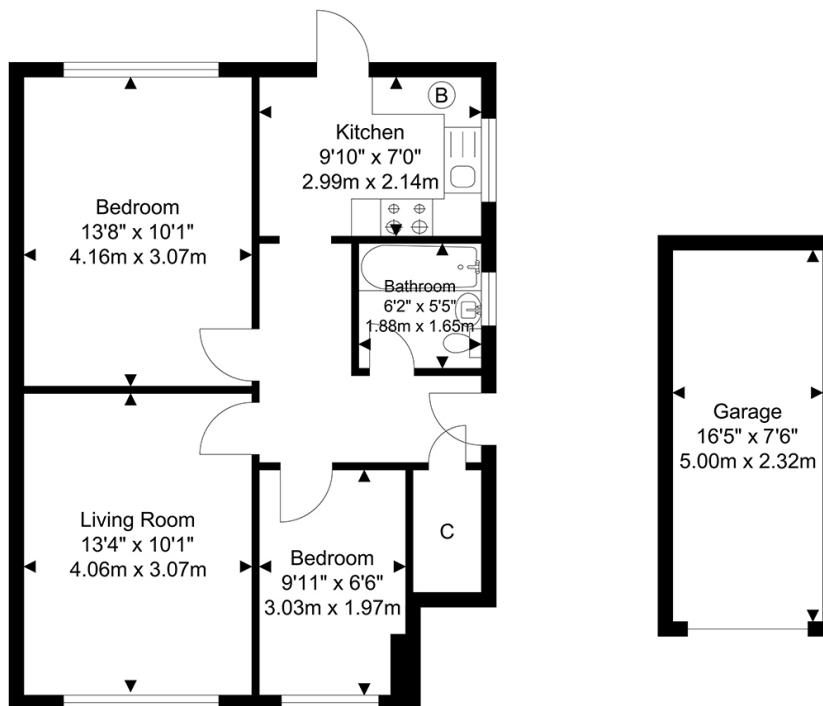
Electrical power and lighting; up-and-over door.

#### Information

- Lease: 163 years remaining
- 0.8 miles (approx) to Sidcup Station
- 0.8 miles (approx) to New Eltham Station
- Close to A20 / M25
- Close to sought-after schools
- 0.7 miles (approx) to Sidcup High Street
- Council Tax: Band C



## FLOORPLAN



Ground Floor  
Approximate Floor Area  
536.47 SQ.FT.  
(49.84 SQ.M.)

Outbuilding  
Approximate Floor Area  
124.86 SQ.FT.  
(11.6 SQ.M.)

TOTAL APPROX FLOOR AREA 661.33 SQ. FT / 61.44 SQ. M  
For Identification Purposes Only.

