

RE/MAX
SELECT

Asking Price £350,000 Leasehold



40 St Andrews Road, Sidcup, Kent DA14
4SA



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious first floor maisonette, close to schools, amenities, and transport links, including Albany Park station. The property comprises 2 DOUBLE bedrooms, through-lounge, fitted kitchen, and spacious bathroom.

Further benefits include double glazing, off street parking for 3 cars, and private 80ft (approx) rear garden. Total Internal Area approx: 707 sq ft (65.7 sq m).

FEATURES

- First floor maisonette
- 2 DOUBLE bedrooms
- Through lounge
- Fitted kitchen
- Spacious family bathroom
- Off street parking for 3 cars
- Private 80ft rear garden





ROOM DESCRIPTIONS

First Floor

Entrance Hall

Carpeted, radiator.

Lounge

Carpeted, radiator, double glazed windows.

Kitchen

Laminate flooring, double glazed windows; range of gloss wall and base units with granite worktops and tiled splashback; electric oven, induction hob, extractor hood; space and connections for washing machine; cupboard housing combination boiler.

Bedroom

Carpeted, radiator, double glazed windows.

Bedroom

Carpeted, radiator, double glazed windows, storage cupboard.

Bathroom

Fully tiled, double glazed windows; bath with shower-mixer; wash-hand basin with mixer tap; w/c.

Exterior

Front Driveway

Off street parking for 3 cars.

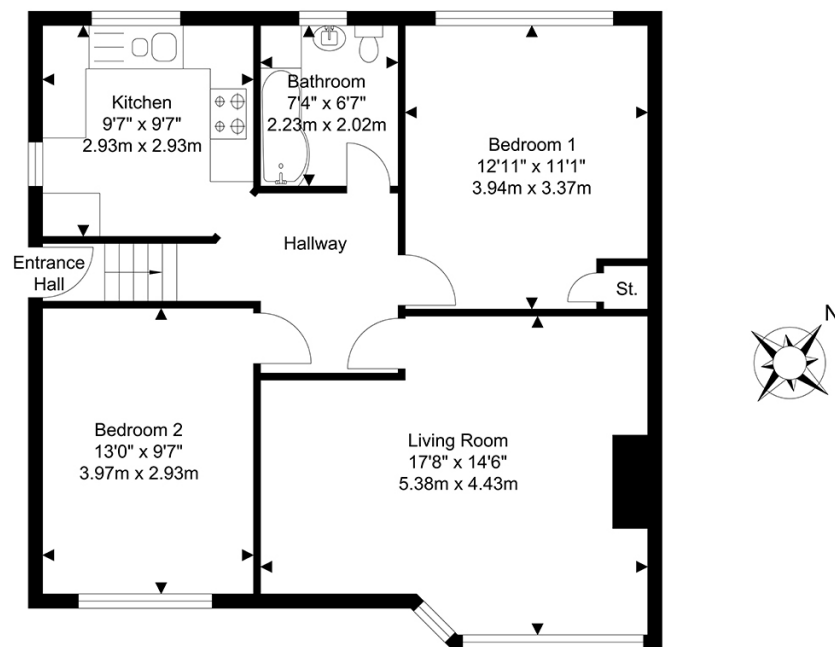
Rear Garden

Approximately 80ft; lawn; row of mature trees.

Information

- Service Charge and Ground Rent: £946.68 per annum
- Lease: 957 years remaining
- 0.4 miles (approx) to Albany Park Station
- Easy access to A2 / A20 / M25
- Close to sought-after schools
- 100m (approx) to Fooks Cray Meadows
- 1.0 miles (approx) to Queen Mary's Hospital
- Council Tax: Band C

FLOORPLAN



First Floor
Approximate Floor Area
707.00 SQ.FT.
(65.70 SQ.M.)

TOTAL APPROX FLOOR AREA 707.00 SQ. FT / 65.70 SQ. M
For Identification Purposes Only.