



Mallard Walk, , Sidcup, Kent, DA14 6SQ

- Chain free
- Spacious property
- Large lounge
- Good location
- Floor Area: 946 sq ft
- Split level maisonette
- Three bedrooms
- Dining Room
- Call Hunters to view
- EPC Rating: C

Asking Price £250,000



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DESCRIPTION

**** CHAIN FREE ****

Nestled in the desirable area of Mallard Walk, Sidcup, this charming split-level maisonette offers a fantastic opportunity for those seeking a spacious home with great potential. Spanning an impressive 946 square feet, this property is chain-free and boasts a lease of over 90 years, complemented by low ground rent and service charges.

Upon entering, you are greeted by a generous lounge that provides a welcoming space for relaxation and entertainment. Adjacent to the lounge, a separate dining area offers the perfect setting for family meals or gatherings with friends. The kitchen, while in need of updating, presents an excellent opportunity for the new owner to create a culinary haven tailored to their taste.

The ground floor also features a convenient WC, enhancing the practicality of the living space. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering ample natural light and the potential for personalisation. The bathroom, though requiring some modernisation, is functional and serves the needs of the household.

This maisonette is ideal for those looking to put their own stamp on a property, with spacious accommodation throughout that can be transformed into a stylish and comfortable home. With its prime location in Sidcup, residents will enjoy easy access to local amenities, schools, and transport links.

Do not miss the chance to view this promising property. Contact Hunters today to arrange a viewing and explore the possibilities that await in this delightful maisonette.

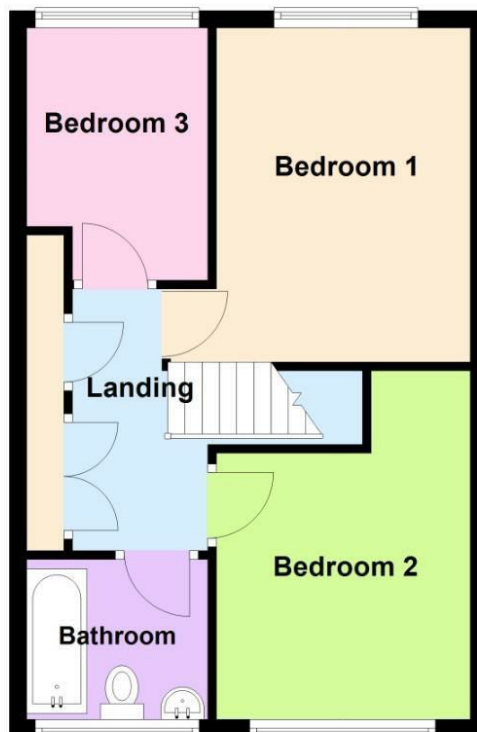




Ground Floor



First Floor



Total area: approx. 87.9 sq. metres (946.6 sq. feet)

Viewings

Please contact bexleyheath@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.