



**Price**  
**£475,000**

**Freehold**

3x  1x  1x 

**Maylands Drive, Sidcup,  
Kent, DA14**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Large driveway
- Potential to extend subject to planning permission
- Catchment area for local secondary schools
- Walking distance to Foots Cray meadows
- Side entrance to rear garden

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 12'9 x 12'9 (3.89m x 3.89m)

Kitchen: 19'4 x 8'8 (5.90m x 2.64m)

Store room: 9'4 x 8'4 (2.85m x 2.54m)

Separate Toilet

### FIRST FLOOR

Landing

Bedroom 1: 13'4 x 8'8 (4.07m x 2.64m)

Bedroom 2: 11'5 x 10'1 (3.48m x 3.08m)

Bedroom 3: 10'2 x 9'1 (3.10m x 2.77m)

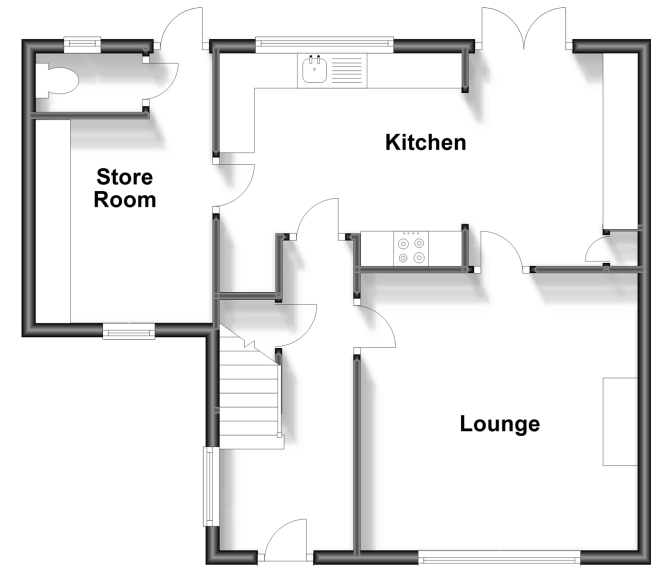
Bathroom

### OUTSIDE

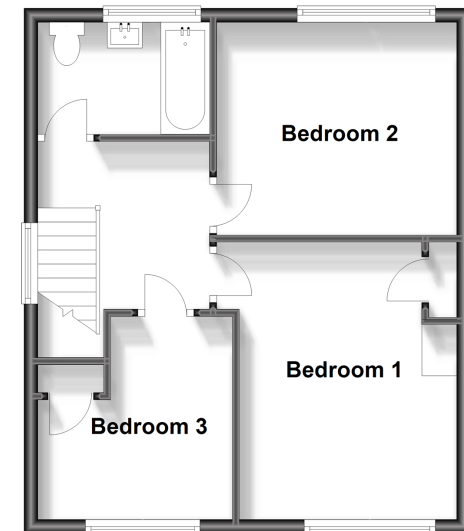
Driveway

Rear Garden

**Ground Floor**  
Approx. 52.7 sq. metres (567.7 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.3 sq. feet)



**Call Welling - 020 8301 6679 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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