

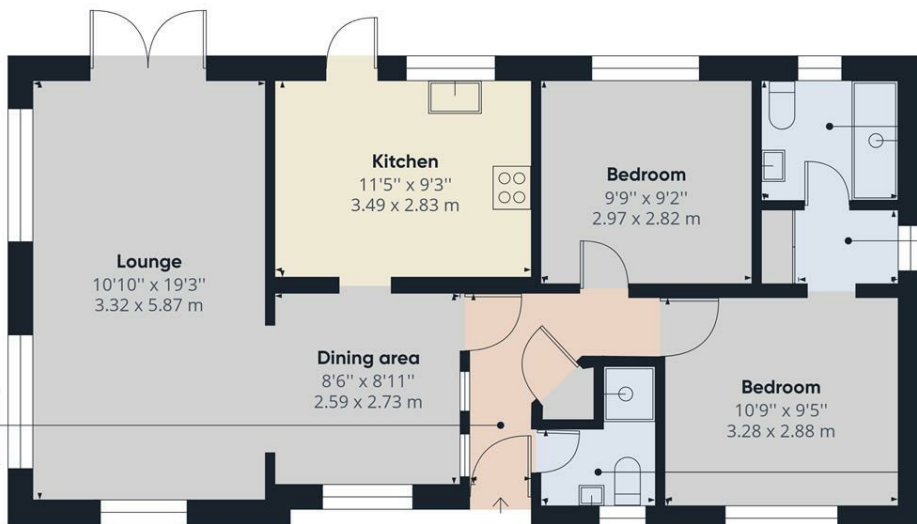


## 20B Stonehill Woods Park, Old London Rd, Sidcup, DA14 5AS

Virtual Property Tour Available. Available with immediate vacant possession is this 2 bed detached park home, located off the main road in a quiet residential park that is for aged over 55 only. The home boasts a side entrance, hallway leading to one of the shower rooms and the spacious dining and lounge area with direct access via French doors to the enclosed garden area. The good size fitted kitchen comes complete with appliances and also gives access to the garden area. There are 2 well proportioned bedrooms, one with access to a lobby area and a recently renovated wet room. The park home also offers a parking space on the right as you enter the main park entrance, there is a charge of £5 per week for 2nd cars. The site offers homes to residents age over 55 only and the park also has a strict no dog policy. The pitch fee is £235 per month. Council Tax Band B. Contact the office today to arrange your internal viewing. CHAIN FREE.

- CHAIN FREE
- 2 BEDROOMS
- 1 ALLOCATED PARKING SPACE
- KITCHEN APPLIANCES TO REMAIN
- OVER 55'S ONLY
- QUIET RETIREMENT PARK
- LOVELY LOCATION
- 2 SHOWER ROOMS
- PRIVATE GARDEN

**£170,000**



Approximate total area<sup>(1)</sup>  
727.22 ft<sup>2</sup>  
67.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	