



£425,000

Burnt Oak Lane, Sidcup, Kent, DA15 8LN

Christopher
Russell
PROPERTY SERVICES



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Exceptionally well presented round bay fronted two bedroom house situated in a very popular location within easy walking distance to The Oval shopping parade, access to Sidcup and New Eltham train stations and local transport facilities.

A short walk to Days Lane and Our Lady of the Rosary primary schools, this two bedroom home is presented in excellent decorative condition and has had many internal improvements which have been done to a good standard.

The extended ground floor accommodation comprises; entrance hall, though lounge/diner that leads into the kitchen extension. On the first floor are two bedrooms and a family bathroom. In addition there is a garden room at the end of the garden that is currently used as a beauty room so is ideal for someone who works from home.

The property features gas central heating, double glazing, vast range of fitted wardrobes to the main bedroom, a modern fitted kitchen and a modern bathroom suite.

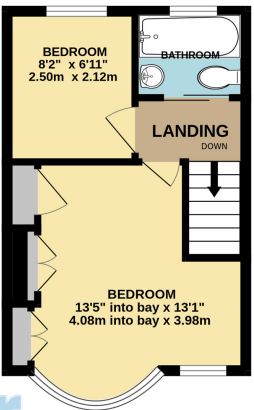
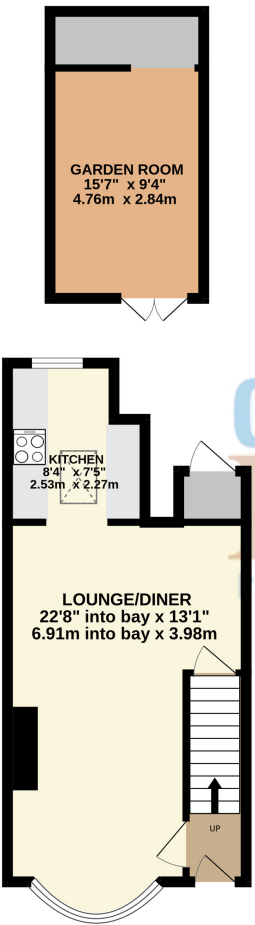
Outside there is off street parking on the front driveway and a low maintenance rear garden extending approximately 70ft that features artificial grass and a decked area at the end with access to the garden room.

Council Tax Band C.



GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
261 sq.ft. (24.2 sq.m.) approx.



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TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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