



Offers in Excess of £525,000

Burnt Oak Lane, Sidcup, Kent, DA15 8LR

Christopher Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Christopher Russell Property Services

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Extended three double bedroom semi detached chalet style house offered for sale with no onward chain, situated in a popular residential road very convenient for The Oval shopping Parade, Days Lane and Our Lady of the Rosary Primary Schools and local transport facilities providing excellent access to Sidcup and New Eltham train Stations.

In need of modernisation and redecoration the property offers huge potential and an excellent opportunity for someone to modernise and decorate to their own taste and to extend further to create a significantly larger family home.

The accommodation comprises, entrance hall, enlarged lounge, dining room, conservatory, kitchen and shower room on the ground floor with three bedrooms and a WC on the first floor.

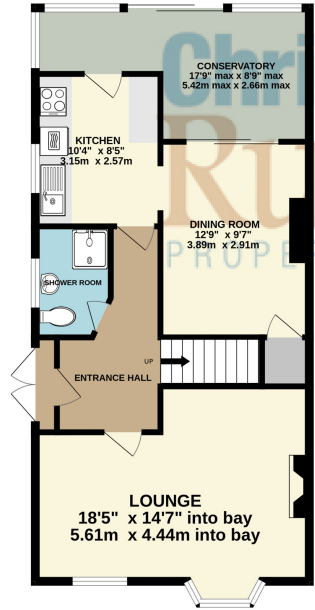
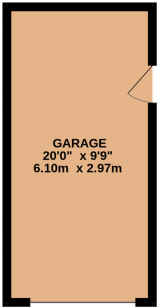
The property does benefit from gas central heating and double glazing.

Outside there is a very attractive and exceptionally well maintained rear garden that extends approximately 100ft laid mainly to lawn with a variety of fruit trees and established shrubs. There is a summerhouse and greenhouse and access into the detached garage.

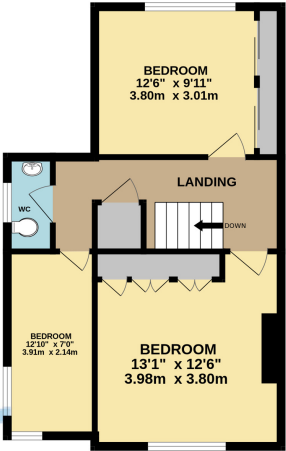
To the front is a good sized driveway providing off street parking and access to the garage.

Council Tax Band E.

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	65	82		
A				
(81-91)				
B				
(69-80)				
C	65	82		
(55-68)				
D				
(39-54)				
E				
(21-38)	65	82		
F				
(1-20)	65	82		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				