



**Guide Price £425,000**  
**Burns Avenue, Sidcup, Kent, DA15 9HP**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £425,000 to £450,000.

Two bedroom end terrace house featuring a good sized ground floor extension and has great further potential to be extended.

Situated in an extremely popular location, a few minutes walk to several excellent primary schools, one mile to Sidcup train station and a very short walk to popular The Oval shopping parade.

Presented in excellent decorative condition the accommodation comprises, entrance hall, spacious through lounge/dining room and kitchen on the ground floor, and two bedrooms and a family bathroom on the first floor.

This well maintained home has been modernised throughout and had a lot of improvements made by the sellers.

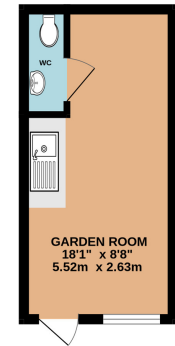
Outside there is off street parking on the front driveway and a rear garden extending approximately 80ft. Additionally there is a newly built summer house which features its own separate toilet and kitchenette and is currently used as a beauty salon.

Council Tax Band D.

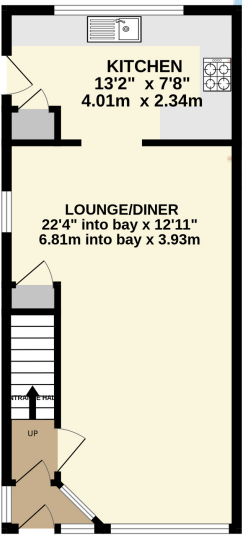
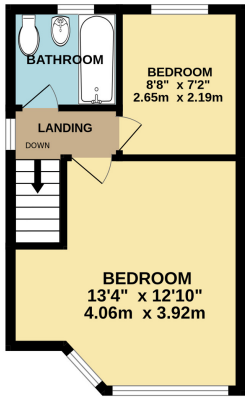


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
283 sq.ft. (26.3 sq.m.) approx.



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TOTAL FLOOR AREA : 838 sq.ft. (77.8 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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