



**Guide Price £630,000**  
**Burns Avenue, Sidcup, Kent, DA15 9HP**

**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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Guide Price £630,000 to £650,000.

A beautifully presented three double-bedroom, three reception room, end-of-terrace home, offered in excellent condition throughout, featuring an en suite to the master bedroom.

This well-maintained and modernised family home offers deceptively spacious accommodation and comprises: reception hall, cloakroom, utility room, spacious lounge, and a stunning open-plan kitchen/dining area with a breakfast room at the rear.

Perfectly suited to families, the property is ideally located close to excellent schools and provides easy access to superb transport links, combining modern living with convenience and style.

Externally the property has a resin driveway at the front for parking for two cars and a rear garden extending approximately 70ft with a brick built outhouse that is an ideal hobby room and access to a detached garage.

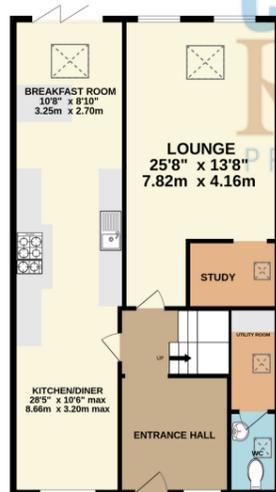
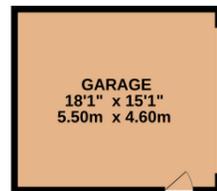
The property is being offered as end of chain.

Council Tax Band E.



GROUND FLOOR  
1345 sq.ft. (124.9 sq.m.) approx.

1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1899 sq.ft. (176.4 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	