Guide Price From £500,000
Burnt Oak Lane, Sidcup, Kent, DA15 9BN

Christopher Russell PROPERTY SERVICES

Christopher Russell Property Services
33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price From £500,000 to £525,000.

Three bedroom semi-detached chalet style property in need of modernisation with potential to extend subject to planning permission.

Situated in a very popular location a short walk to several excellent primary schools, The Oval shopping and transport facilities serving Sidcup train station. Chislehurst and Sidcup Grammar school and Bexley Grammar are both within easy reach of the property.

The property comprises; entrance hall, bathroom, dining room, kitchen, lounge and three bedrooms.
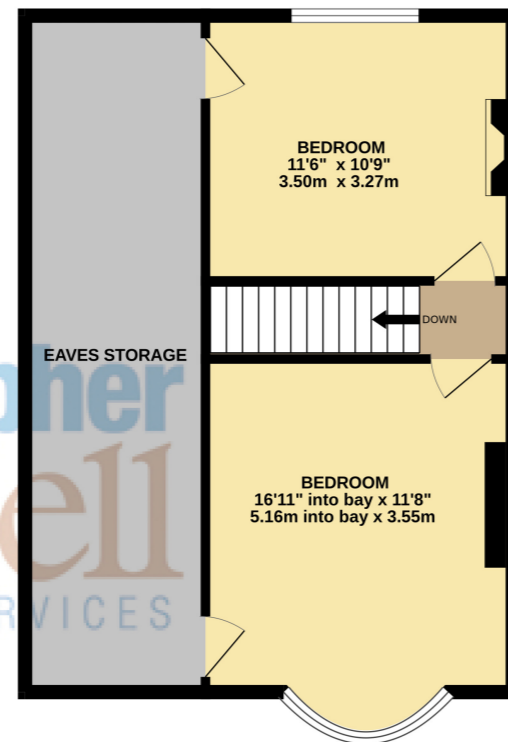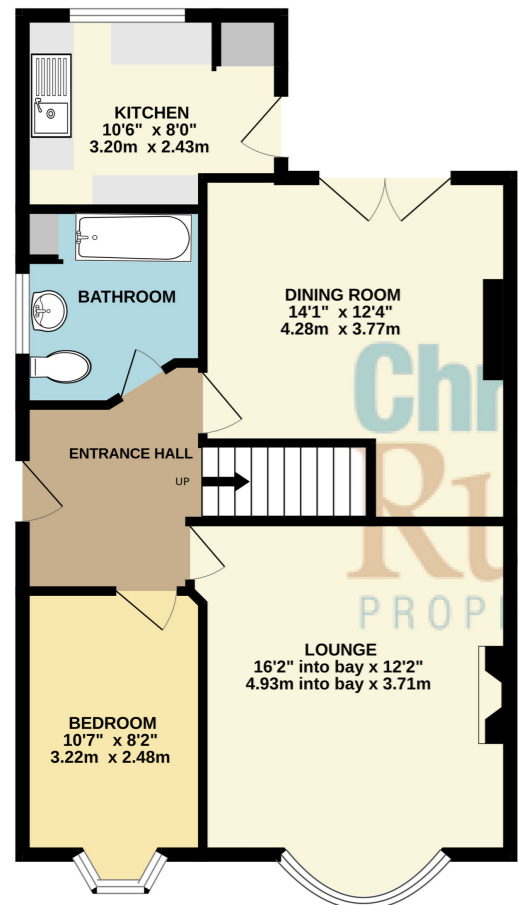
There is off street parking and a rear garden extending approximately 80 ft.

Council Tax Band E.

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

KITCHEN
10'6" x 8'0"
3.20m x 2.43m

BATHROOM

DINING ROOM
14'1" x 12'4"
4.28m x 3.77m

ENTRANCE HALL

LOUNGE
16'2" into bay x 12'2"
4.93m into bay x 3.71m

BEDROOM
10'7" x 8'2"
3.22m x 2.48m

BEDROOM
11'6" x 10'9"
3.50m x 3.27m

EAVES STORAGE

DOWN

BEDROOM
16'11" into bay x 11'8"
5.16m into bay x 3.55m

TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC