



£600,000

Burnt Oak Lane, Sidcup, Kent, DA15 9DB

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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A deceptively spacious three bedroom end of terrace house that forms part of a small development of only three properties built in 2009.

Situated in an extremely prime location within a very short walk to Sidcup train station which has excellent transport links to Central London, (London Bridge 25 mins and Charing Cross 35 mins).

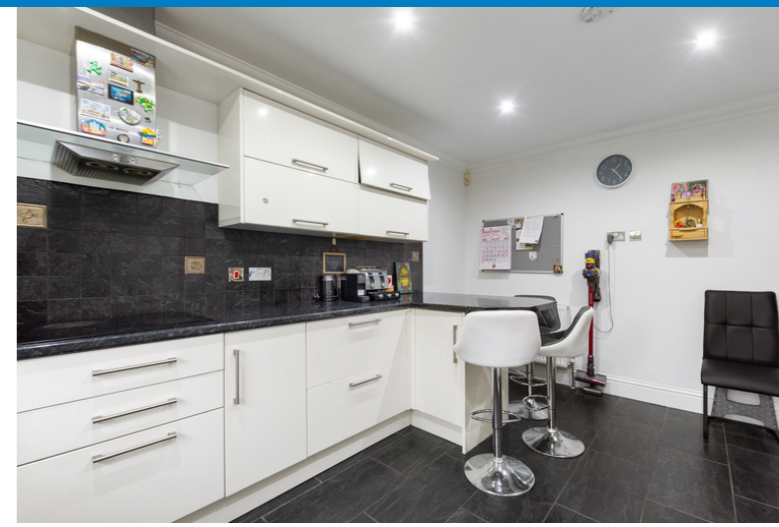
It is within a short walking distance of schools like Chatsworth Infant, Burnt Oak Junior School (Ofsted rated "outstanding") and Holy Trinity (COFE) Primary Schools and Chislehurst and Sidcup Grammar School, as well as the beautiful Lamorbey Park.

This excellent family home comprises; entrance hall, very spacious lounge/diner, fitted and integrated kitchen and cloakroom/WC on the ground floor with three bedrooms, two with spacious fitted wardrobes, en suite shower room to the main bedroom and a family bathroom on the first floor.

With three very good sized bedrooms, there is also an enormous potential to extend (STPP) into the loft space and to the side and rear as well.

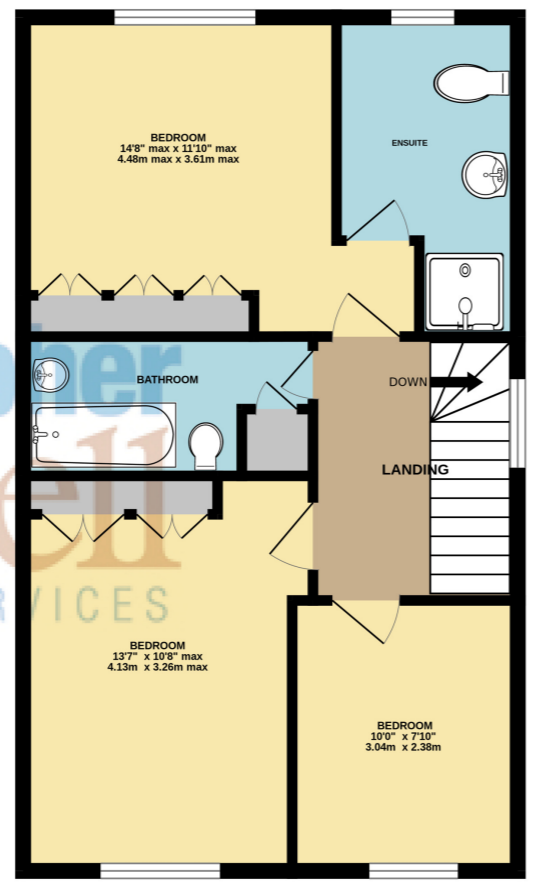
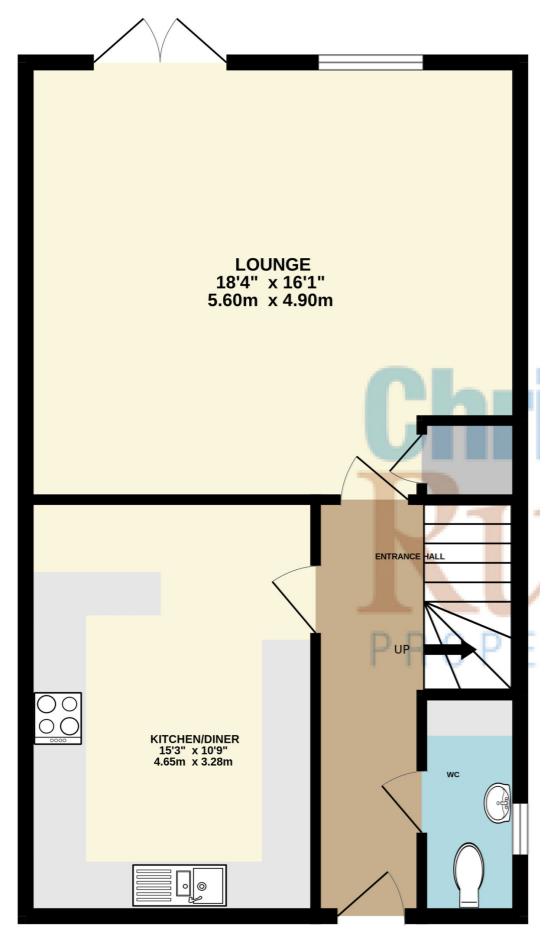
Outside, the property has a front garden, a rear garden with patio and lawn and parking via an electronically operated gated drive.

Council Tax Band D.



GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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+)	A		90
(81-91)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	