



£750,000
Burnt Oak Lane, Sidcup, Kent, DA15 9BW

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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Extended, larger than average five bedroom three bathroom semi detached chalet style house situated in the very popular Marlborough Park Vicinity, which is very convenient for Sidcup Train station, Chatsworth Infant, Burnt Oak and Holy Trinity Primary Schools.

A short walk to The Oval Shopping facilities or Marks and Spencer Food hall, this exceptionally well presented family home has been modernised throughout and comprises; entrance hall, shower room with w.c combined as a utility room, lounge, larger than average separate dining room, bedroom five that could be used as an office from home or a child's playroom and a fitted kitchen on the ground floor. The first floor comprises, main bedroom with en-suite shower room, larger than average second bedroom, two additional double bedrooms and a family bathroom.

The property features gas central heating, double glazing, modern bathroom, en suite shower room, two additional bathrooms, modern fitted kitchen kitchen.

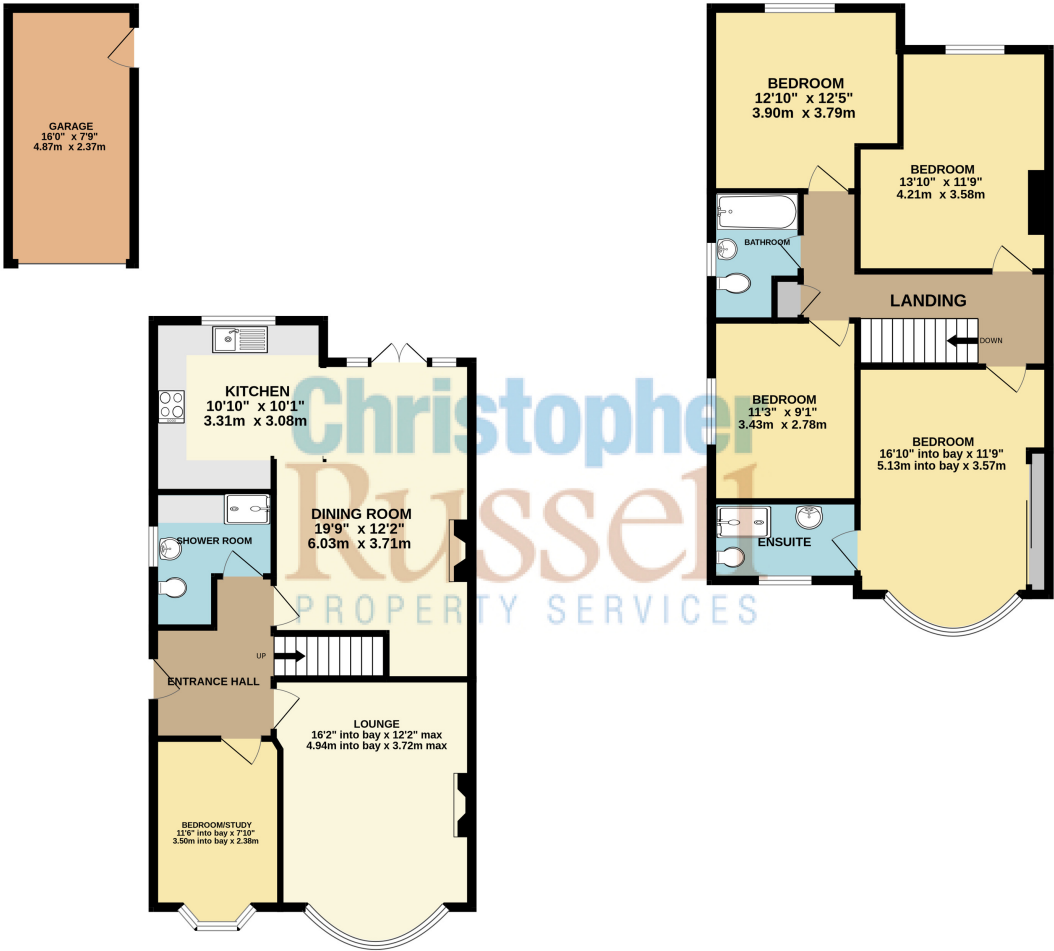
Outside there is a good sized driveway providing off street parking for three to four cars with side access to a detached garage.

The West facing rear garden extends approximately 70ft.

Council Tax Band E.

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.4 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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		