



Guide Price £405,000
Burns Avenue, Sidcup, Kent, DA15 9HR

**Christopher
Russell**
PROPERTY SERVICES



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

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 £405,000 to £415,000.

Well presented, two bedroom mid terraced house situated in a popular location just a short walk to Sherwood Park primary school and Blackfen school for Girls.

Downstairs, the property comprises a through lounge/diner, fitted kitchen and a modern bathroom suite. Upstairs there are two double bedrooms and an additional box room/study.

The rear garden features a decking area and a lawn leading down to a large summerhouse with power.

There is off street parking to the front.

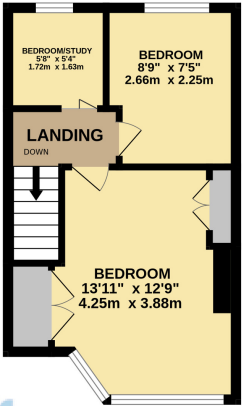
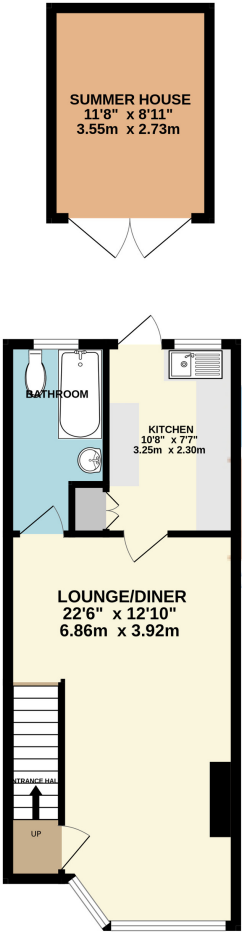
Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



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TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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