



£580,000
Burnt Oak Lane, Sidcup, Kent, DA15
9DG



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

Guide Price From £580,000 to £600,000.

Character 1930's three bedroom semi detached house that has been extended already on the ground floor and has planning permission granted for a first floor side extension, single storey front extension and garage conversion. Ref 21/03272/FUL.

Situated in the very popular Marlborough Park vicinity, a short walk to Chatsworth Infant, Burnt Oak and Holy Trinity Primary Schools, the excellent parade of local conveniences at The Oval and Sidcup train station.

Presented in excellent decorative condition the property accommodation comprises; entrance hall, Lounge, separate reception room and an extended kitchen/dining room on the ground floor with three bedrooms and a family bathroom on the first floor.

Features include a modern fitted kitchen. modern bathroom suite, gas central heating and double glazing.

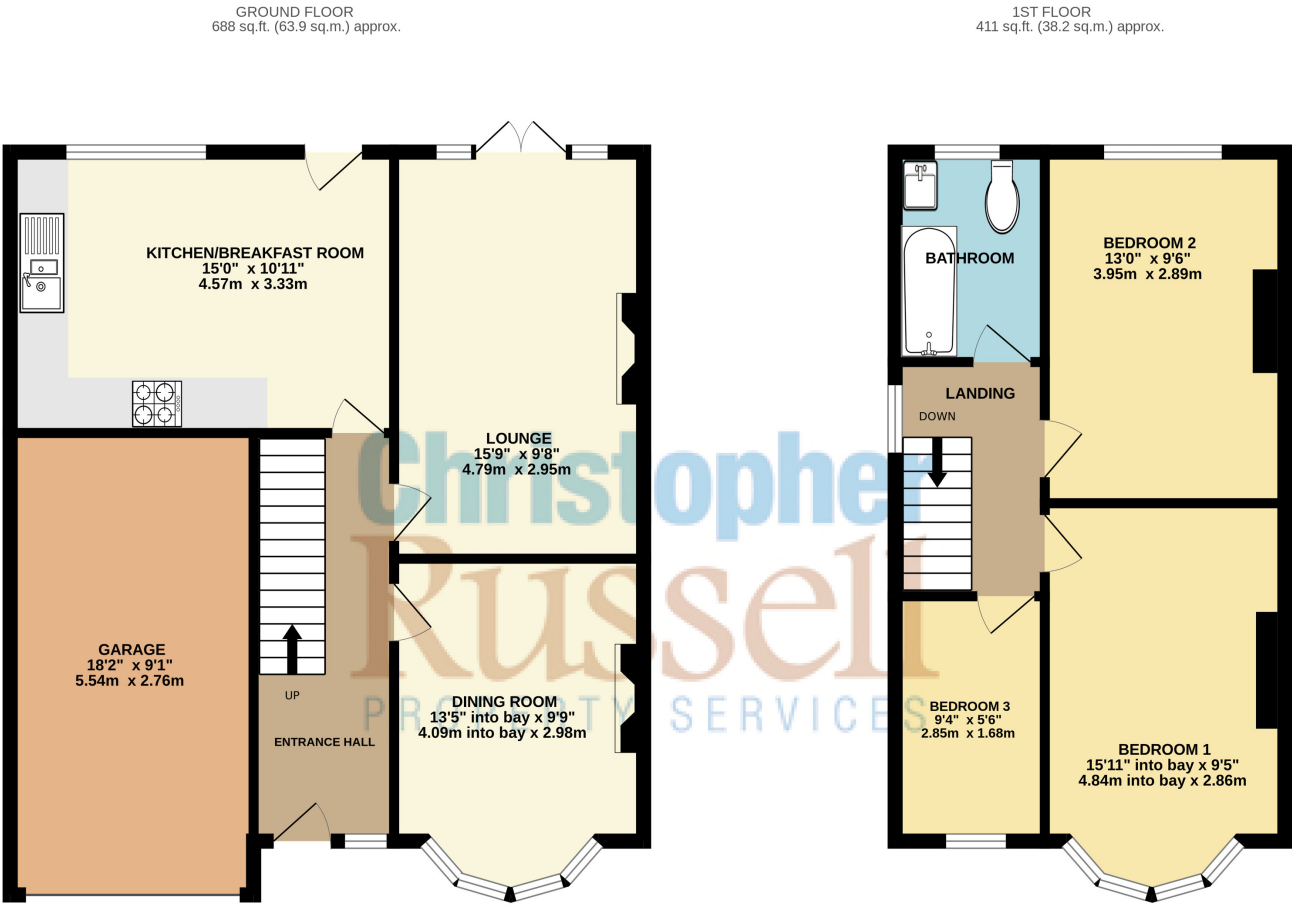
Outside there is off street parking to the front, garage with power and light that is accessed via a remote controlled roller door.

The rear garden features a good sized patio and lawn.

Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



196 BURNT OAK LANE SIDCUP DA15 9DG
TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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.
Made with Metropix ©2023