

Guide Price From £425,000

Burnt Oak Lane, Sidcup, Kent, DA15  
8LN

**Christopher  
Russell**  
PROPERTY SERVICES



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Guide Price From £425,000 to £450,000.

Three bedroom round bay fronted end terrace house offered with no onward chain situated in a prime location a short walk to The Oval Shopping Parade, excellent primary schools, and local transport with services to Sidcup and New Eltham trains stations.

The property needs complete modernisation yet has great potential to additionally extend and to remodel and also convert the garage (STPP) into accommodation which would create a significantly larger family home.

The existing accommodation comprises, hall, lounge and kitchen/diner on the ground floor with three bedrooms and a shower room on the first floor.

There is off street parking and integral garage and a rear garden which extends approximately 80ft.

Council Tax Band D.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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