



Guide Price £850,000
Burnt Oak Lane, Sidcup, Kent, DA15 9BZ

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.

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Guide Price £850,000 to £875,000.

A stunning, beautifully presented and highly modernised four/five bedroom semi detached B type chalet style house situated in the sought after Marlborough Park within a short walk to Sidcup train station, Chatsworth Infant, Burnt Oak and Holy Trinity Primary Schools, Chislehurst and Sidcup Grammar School and Marks and Spencers Food Hall.

This impressive family home that offers approximately 200 sq. m of floor space must be viewed to be appreciated.

Significantly improved and recently extended on the ground floor that features a quite spectacular open planned living arrangement that has been finished to an exceptionally high standard.

Versatile accommodation of the ground floor comprises; spacious entrance hall, lounge that is currently used as a bedroom combo, family room opened planned to the kitchen and additional dining room, separate bedroom or study, two shower rooms, utility area and a cinema/media room in the basement.

On the first floor is a main bedroom suite featuring an en suite dressing room and en suite shower room, two additional double bedrooms and a family bathroom.

Externally there is ample off street parking to the front on a large driveway and an enclosed private landscaped rear garden featuring a large wooden gazebo with open fire, lawn and a good variety of established shrubs planted around.

Council Tax Band F.

Agents Note: There is currently a planning application awaiting a decision which can be viewed on the Bexley Council Planning portal and nutting the address in the search bar or entering the planning application number 23/03407/FI II



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	76	85	
A			
(81-91)			
B			
(69-80)			
C	76	85	
(55-68)			
D			
(39-54)	76	85	
E			
(21-38)			
F	76	85	
(1-20)			
G	76	85	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			