



**Guide Price From £685,000**  
**Burnt Oak Lane, Sidcup, Kent, DA15 9BW**

**Christopher Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Spacious extended semi detached chalet style house occupying a larger than average wider frontage situated in the very popular

Marlborough Park very convenient for Chatsworth infant, Burnt Oak and Holy Trinity Primary Schools and central to Bexley and Chislehurst and Sidcup Grammar Schools.

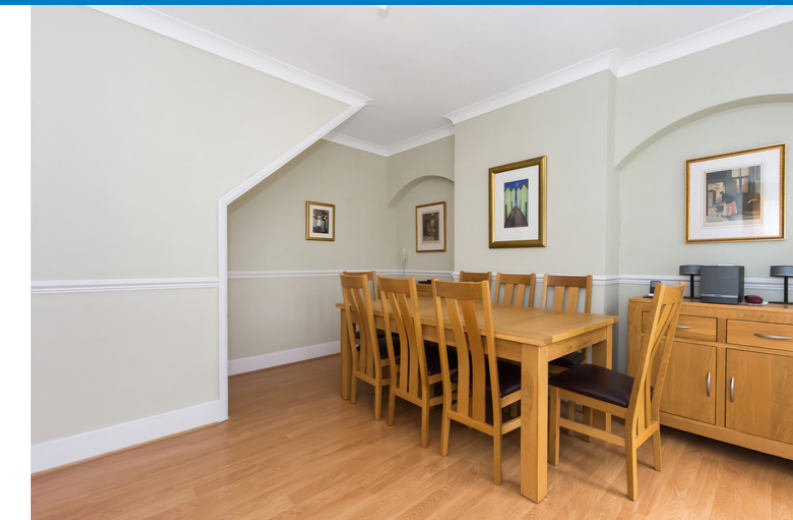
Under one mile to Sidcup train station and a short walk to The Oval with its extremely popular local shopping facilities this well presented family home is in good decorative condition and features gas central heating, double glazing, modern fitted integrated kitchen and a recently modernised larger than average feature bathroom with a contemporary suite.

The accommodation comprises four bedrooms and family bathroom on the first floor, lounge, bedroom 5/study, dining room kitchen and separate w.c on the ground floor.

Outside the property features off street parking for several cars on the front driveway and a detached garage to the side.

The beautifully maintained rear garden features a patio and lawn with well established borders and a summerhouse that is located at the end of the garden.

Council Tax Band E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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