



**Guide Price £500,000**

**Burleigh Avenue, Sidcup, Kent, DA15**

**8QA**

**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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**Christopher Russell Property Services**

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Guide Price £500,000 to £525,000.

Extended three bedroom semi detached bungalow situated in a sought after cul-de-sac convenient for local shopping and transport facilities.

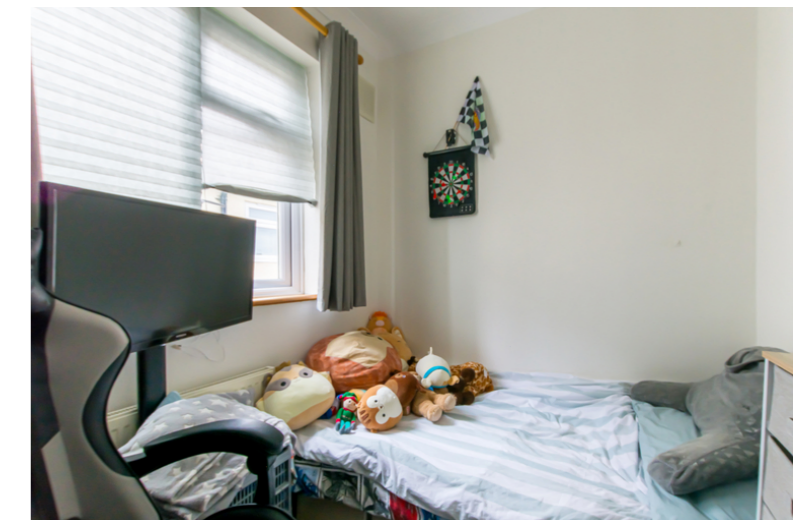
Presented in very good decorative condition and modernised throughout, the property offers larger than average accommodation and provides versatile living arrangements.

The accommodation comprises; entrance hall, spacious through lounge/diner that has a squared arch opening to the kitchen, three bedrooms and a bathroom.

The property features gas central heating, double glazing, modern fitted kitchen, modern bathroom suite and re-plastered walls and ceilings.

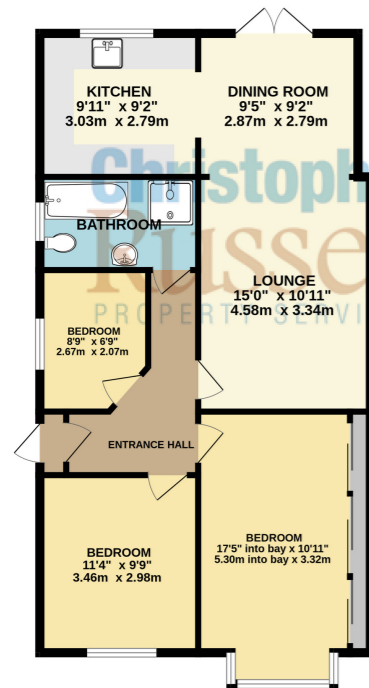
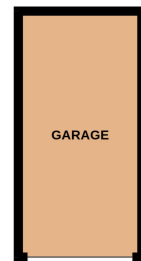
Outside there is a driveway providing off street parking and a rear garden with patio and lawn.

Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(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  
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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