



£850,000

Burnt Oak Lane, Sidcup, Kent, DA15 9BW

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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A beautifully presented extended five bedroom chalet in a prime location for local Grammar schools and Sidcup station.

The property has been extended and renovated to an extremely high standard, offering open plan living on the ground floor which is simply stunning.

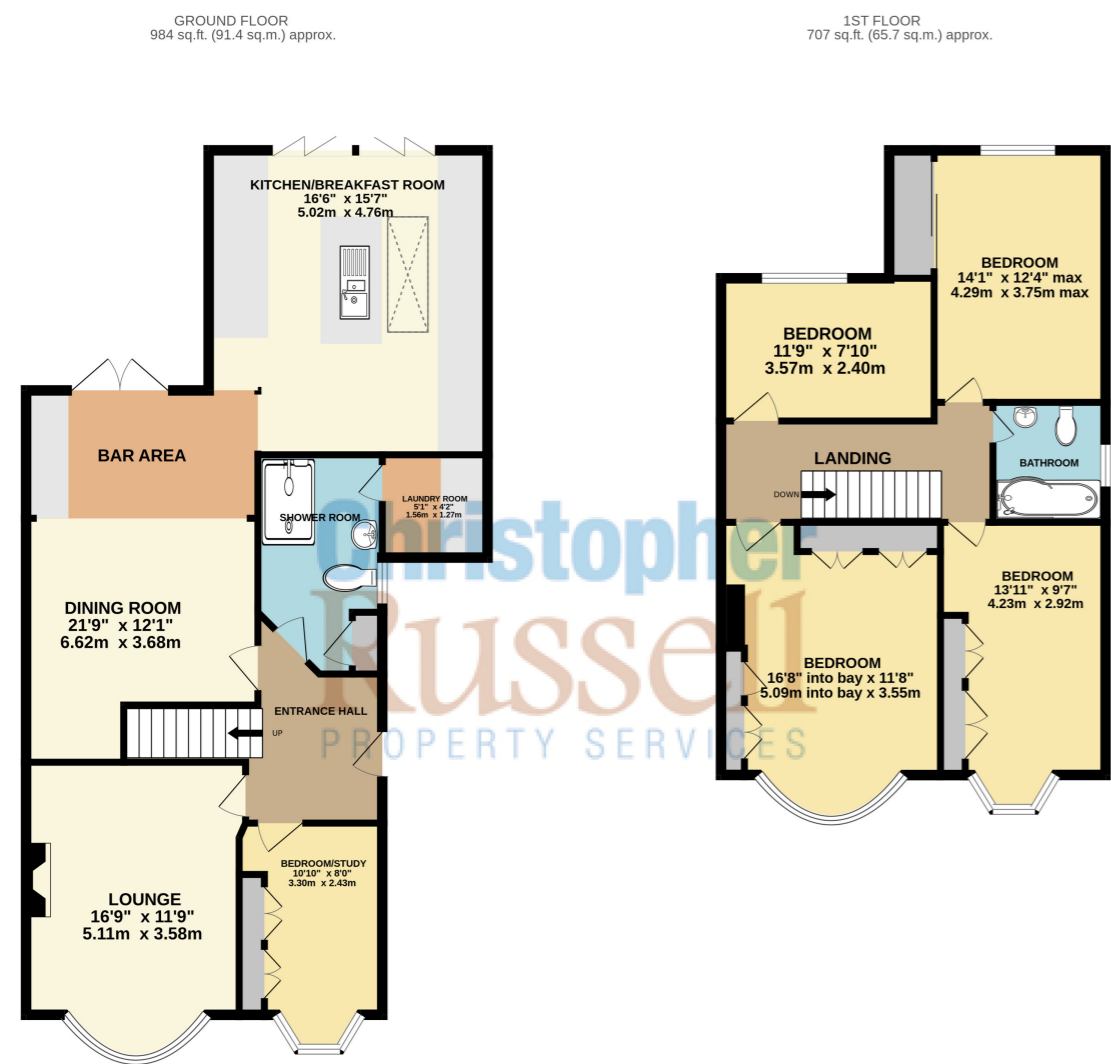
The accommodation comprises, entrance hall, shower room and utility, fifth bedroom with fitted wardrobes, lounge, open plan kitchen/diner family room with kitchen island and integrated appliances, integrated bar and bi-fold doors.

The first floor comprises, four double bedrooms and recently renovated modern fitted family bathroom excellently presented to a very high standard.

To the rear there are two patio areas and low maintenance garden with artificial grass. There is ample off street parking for several cars to the front.

The house is situated close to several good primary and secondary schools including Bexley Grammar School and Chislehurst and Sidcup Grammar school and is convenient for local transport and shopping facilities.

Council Tax Band F.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 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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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	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	71	81
EU Directive 2002/91/EC		
England, Scotland & Wales		