



Guide Price £425,000
Burnt Oak Lane, Sidcup, Kent, DA15 8LN

Christopher Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £425,000 to £435,000.

A beautifully presented two-bedroom extended round bay-fronted home, ideally situated within a short walk of The Oval shopping parade, Days Lane and Our Lady of the Rosary Primary Schools, and excellent transport facilities serving Sidcup and New Eltham train stations.

Offered with no onward chain, this modernised property has been tastefully improved over recent years.

The removal of the chimney breast has created additional floor space, enhancing the sense of space and providing more generous living accommodation. The home benefits from gas central heating, double glazing, a modern fitted kitchen and a contemporary bathroom suite.

The accommodation comprises an entrance hall, through lounge/dining room and extended kitchen to the ground floor, with two bedrooms and a bathroom to the first floor.

Externally, there is off-street parking to the front via a private driveway, and an approximately 80ft rear garden featuring decking and lawn.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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