



£800,000

Burnt Oak Lane, Sidcup, Kent, DA15 9DE

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Stunning five bedroom semi detached chalet style house situated in the very popular Marlborough Park vicinity a short walk to Sidcup train station, Chatsworth Primary, Burnt Oak, Holy Trinity and Chislehurst and Sidcup Grammar Schools.

This beautifully presented and modernised family home features a beautiful open plan rear extension which comprises a magnificent family room/kitchen/diner with bi-fold doors leading to a West facing rear garden. In addition the remaining accommodation on the ground floor comprises, entrance hall, lounge, reception room that is currently used as a large playroom, bedroom 5/study, separate utility room and cloakroom/WC.

On the first floor are three double bedrooms, a single bedroom, en suite shower room to the main bedroom and a separate family bathroom.

Extensively modernised the property features a central cooking island in the kitchen/family room with a comprehensive range of fitted kitchen units and granite worktops and large roof lantern. The bathrooms, shower rooms have all been recently modernised.

Outside there is ample off street parking to the front and a rear garden that features a large patio and lawn.

Council Tax Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



TOTAL FLOOR AREA : 1776 sq.ft. (165.0 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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