



## Burleigh Avenue, Sidcup, DA15 8QA

- SOLD WITH NO CHAIN
- CAN BE USED AS A 3 BEDROOM HOME
- CUL-DE-SAC CLOSE TO AMENITIES
- OPEN PLAN KITCHEN DINER – PREVIOUSLY USED AS A LOUNGE
- DOUBLE GLAZING
- EXTENDED APPROX 10 YEARS AGO
- FANTASTIC GARDEN
- DRIVEWAY
- WOOD LAMINATE FLOORING & LIGHT NEUTRAL DÉCOR
- GAS CENTRAL HEATING

**Guide Price £475,000 - £500,000**





# Burleigh Avenue, Sidcup DA15 8QA Guide Price £475,000 - £500,000

## DESCRIPTION

GUIDE PRICE £475,000 - 500,000. Chain free sale. Well presented & extended 2-bedroom 2 reception semi-detached bungalow with a generous garden found in a quiet cul-de-sac which is exclusively comprised of bungalows. The property is close to local shops & amenities on Blackfen Parade & both Primary & Secondary Grammar Schools.

The property was extended & remodelled around 10 years ago & was used as a 3-bedroom bungalow at that time – it offers versatile accommodation options depending on the occupiers needs. The lounge features a bay window to the front aspect and measures over 18ft in length. There is also a utility room adjacent to the kitchen & both bedrooms are double bedrooms. The garden is well stocked with conifers to the rear, which offer great privacy, a large patio area & a laid to lawn.

We are obliged to advise any prospective buyers of this property that the property is owned by a limited company and the directors and shareholders of the limited company are employees or connected to an employee of Avon Management (UK) Limited t/a Hunters Lee (the agency marketing the property).



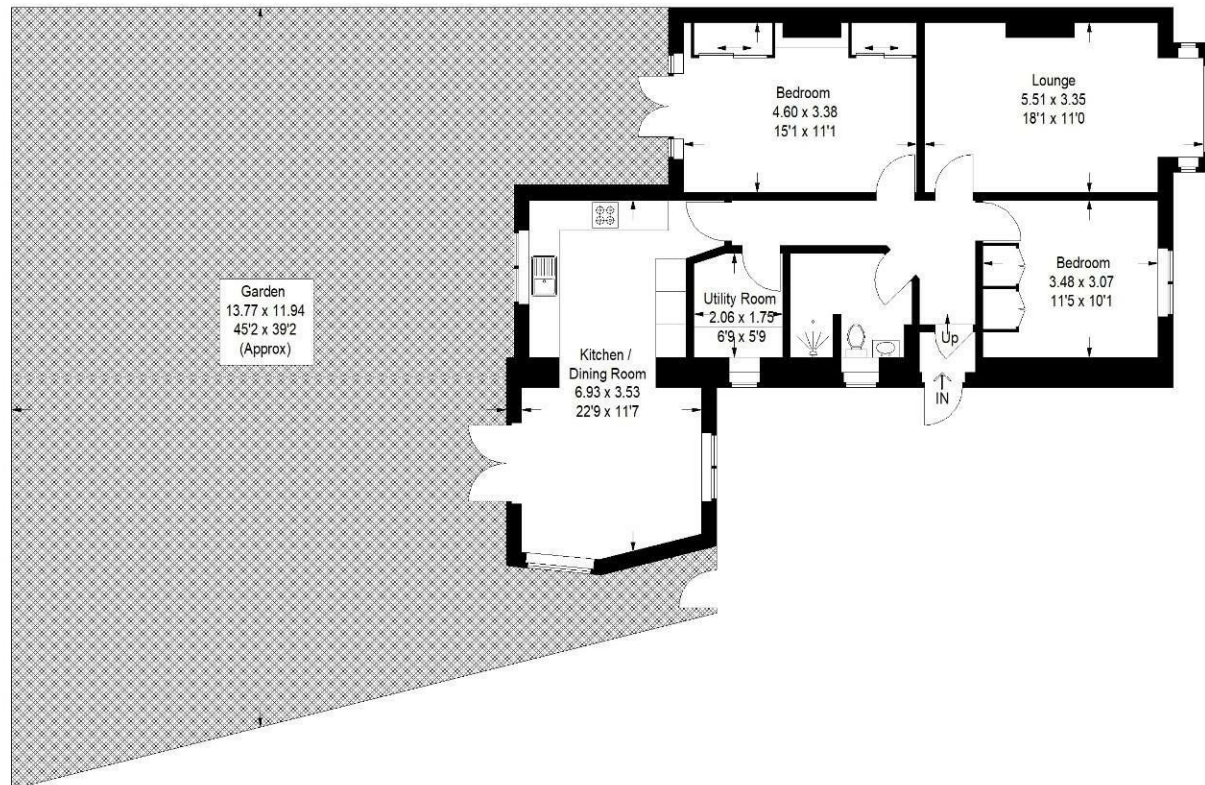






Burleigh Avenue, DA15

Approximate Gross Internal Area  
87.5 sq m / 942 sq ft



Garden  
13.77 x 11.94  
45'2 x 39'2  
(Approx)

### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1036456)

### Viewings

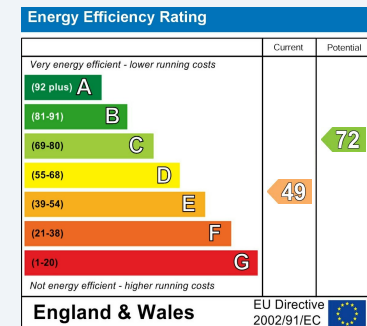
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



37 Burnt Ash Hill, Lee, SE12 0AE  
Tel: 020 8851 5101 Email: [lee@hunters.com](mailto:lee@hunters.com) <https://www.hunters.com>