



Price Band £500,000 to £525,000

Burnt Oak Lane, Sidcup, DA15 9DB

Chattertons

EST 1893

Character house

Price band 500,000 to 525,000 Built in 1874 is this super house bubbling with character. Located in a great road within a conservation area and within 5 minutes walk to Sidcup mainline station, great local park and a host of schools, shops and services right on the doorstep. The current owners have thoughtfully refurbished the property whilst retaining the charm and character of the listed building. On the ground floor is a formal lounge and separate kitchen diner with views to the garden and featuring a focal point wall and fitted bench seating and on the first floor are 2 double bedrooms and shower room. The rear garden is generous and has a useful brick built outhouse and wc, with 2 parking spaces at the end of the road. Fantastic house in a perfect location.



Super character house

Built in 1874

Bubbling with character

Kitchen Diner with focal point wall

2 double bedrooms

Lounge 14' 7" x 11' 0" (4.44m x 3.35m)

Window to the front with modern shutters, herringbone styled oak flooring, large cupboard (currently utilised as a work from home space)

Kitchen Diner 17' 9" x 10' 10" (5.41m x 3.30m)

2 windows and door to rear, fitted wall and base units with marble work surface, enamel single drainer sink unit, focal point wall, fitted bench seating with space for table, built in oven and hob, tiled walls and floor, integrated fridge freezer

Stairs to the first floor

Wide and shallow gradient, carpet

Large garden

2 parking spaces

5 minutes to Sidcup mainline station

Perfect location

Conservation area

Bedroom 1 14' 7" x 10' 11" (4.44m x 3.32m)

Window to the front, built in wardrobes, radiator, carpet

Bedroom 2 10' 11" x 10' 11" (3.32m x 3.32m)

Window to rear, built in wardrobes with combi boiler, radiator, carpet

Shower Room

Window to rear, walk in shower cubicle which divides the 2 sink areas both with mixer taps, high level wc, tiled floor

Rear Garden 55' 0" x 19' 7" (16.75m x 5.96m)

Large garden, mainly laid to lawn along with decked patio area,

Brick Built Outhouse 7' 0" x 6' 0" (2.13m x 1.83m)

Including utility and with extra storage space

Outdoor WC

Low level wc

Carport 17' 10" x 13' 9" (5.43m x 4.19m)

At the rear of the garden with 2 spaces and rear vehicle access





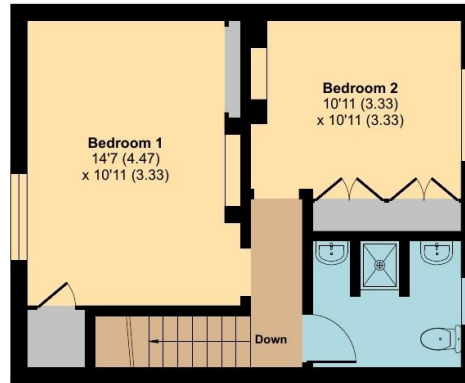
Burnt Oak Lane, Sidcup, DA15

Approximate Area = 796 sq ft / 73.9 sq m (excludes carport)

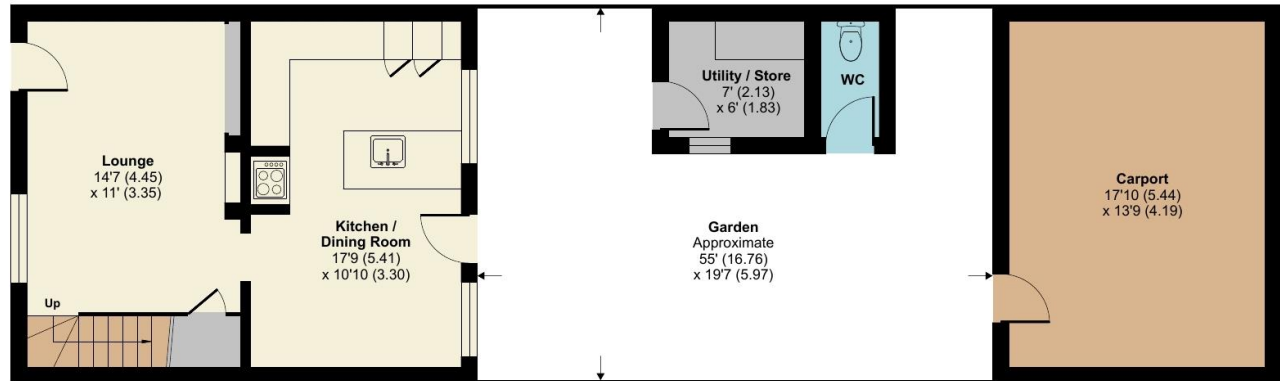
Outbuildings = 60 sq ft / 5.5 sq m

Total = 856 sq ft / 79.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1175650

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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