



Burnt Oak Lane, Sidcup



Harpers & Co



Sidcup

Burnt Oak Lane

- EXTENDED
- 4 BEDROOMS
- OPEN PLAN RECEPTION AND DINING ROOM
- LARGE KITCHEN
- 2 X BATH/SHOWER ROOMS
- GOOD SIZE REAR GARDEN
- LARGE DOUBLE DRIVE
- GARAGE
- DOUBLE GLAZED
- FULL CENTRAL HEATING
- GOOD CATCHMENT AREA FOR SCHOOLS

Large 4 bedroom family home in sought after location

Property Summary

LARGE & EXTENDED 4 bedroom semi in favored location of Burnt Oak Lane with large drive and large rooms to the ground and first floors.

Harpers & Co are delighted to offer this extended 4 bedroom semi on the favored Burnt Ash lane. This property has been a happy family home and has a credit to the current owners.

The property has a large open plan lounge diner, large kitchen and ground floor shower room. On the first floor are 4 very well appointed and large bedrooms with a well sized family bathroom.

Externally there is a well kept garden mainly laid to grass with mature trees, shrubs and borders and garage to rear.

This property is offered for Sale and Viewings can be organised by Sole Agent Harpers & Co on 01322 524425.



Accommodation

Entrance Hall

UPVC front door with double glazed frosted side window, pendant light to ceiling, carpet, radiator, dado rail, ariel point.

Reception room 26' 9" x 9' 10" (8.16m x 3.00m)

Double glazed bay window to front, laminate wood flooring, radiator, pendant lights to ceiling, feature fireplace (untested) with wood surround and ceramic hearth, multiple power points, double glazed sliding patio doors to rear with stunning garden views.

Dining room 15' 3" x 9' 0" (4.66m x 2.75m)

Double glazed window to front, laminate wood flooring, ceiling rose, pendant light to ceiling, wall lights, radiator, multiple power points, ariel point.

Kitchen 14' 5" x 8' 11" (4.40m x 2.73m)

Double glazed window and door to rear, laminate flooring, tiled walls, range of wall and base units with work surfaces over, built in electric oven and hob, multiple power points, breakfast bar, space for fridge freezer, sink unit with drainer.

Ground floor shower room

Double glazed frosted window to rear, fully tiled walls and flooring, low level WC, walk in shower cubicle with chrome fixtures and fittings.

Landing

Carpet, dado rail, pendant light to ceiling, loft access.

Bedroom 1 17' 2" x 9' 0" (5.23m x 2.75m)

Double glazed window to rear, laminate flooring, radiator, multiple power points, pendant light to ceiling.

Bedroom 2 15' 11" x 9' 4" (4.85m x 2.85m)

Two double glazed window to front, two pendant lights to ceiling, radiator, multiple power points.

Bedroom 3 15' 5" x 9' 0" (4.70m x 2.75m)

Double glazed bay window to front, laminate flooring, radiator, pendant light to ceiling, fitted bedroom furniture, multiple power points.

Bedroom 4 12' 11" x 9' 6" (3.93m x 2.90m)

Double glazed window to rear, laminate flooring, pendant light to



ceiling, built in cupboards, radiator, multiple power points.

Bathroom

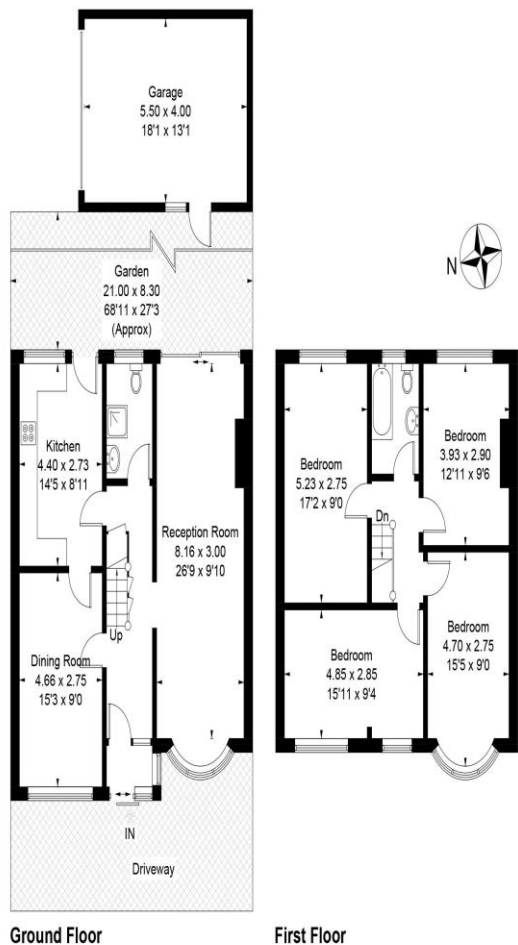
Double glazed frosted window to rear, fully tiled walls, low level WC, wash hand basin, paneled bath with chrome shower attachment, fitted mirror, extractor.

Rear Garden 68' 11" x 27' 3" (21.00m x 8.30m)

Patio area, mainly laid to lawn with tree and shrub borders, outside light.

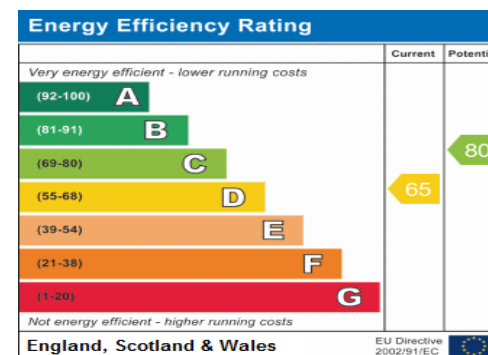
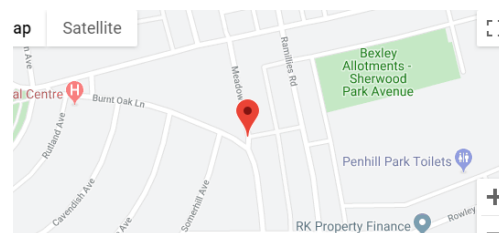
Garage 18' 1" x 13' 1" (5.50m x 4.00m)





Approximate Gross Internal Area
 Ground Floor = 68.2 sq m / 734 sq ft
 First Floor = 62.8 sq m / 676 sq ft
 Garage = 22 sq m / 237 sq ft
 Total = 153 sq m / 1647 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings



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