



**ROBINSON
JACKSON**
LOCAL OFFICE
020 8298 0500
FOR SALE

Burnham Road | Sidcup, DA14 4PY



Guide Price: £380,000 - £400,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Burnham Road, Sidcup

**** CHAIN FREE **** Nestled in the highly desirable Albany Park area of Sidcup, this recently renovated two bedroom semi-detached family home is a true gem.

Property Features

- Council Tax: D
- EPC Rating: C
- Chain Free
- Renovated Throughout
- Two Double Bedrooms
- New Kitchen & Bathroom
- Off Road Parking
- Generous Gardens Front & Rear
- Potential to Extend (Subject to Planning Permission)



Interior

Entrance Hall 2.57m x 1.83m (8'5" x 6') Door to front, double glazed window to side, stairs to first floor, inset spotlights, under stairs storage cupboard, radiator, laminate flooring.

Lounge/Dining Room 6.12m x 3.28m (20'1" x 10'9") Double glazed window to front and rear, inset spotlights, radiator, laminate flooring.

Kitchen 3.15m x 2.67m (10'4" x 8'9") Double glazed window to rear, inset spotlights, matching range of wall and base units incorporating cupboards, drawers and worktops, stainless steel sink unit with drainer and mixer tap, integrated oven and hob with extractor hood above, space for fridge/freezer, plumbed for washing machine, built in larder cupboard, door to side, part tiled walls, ceramic tiled flooring.

Side Access 4.65m x 1.63m narrowing to 0.97m (15'3" x 5'4" narrowing to 3'2") Door to front and rear.

Storage 1.12m x 0.84m (3'8" x 2'9")

Storage 1.88m x 1.6m (6'2" x 5'3") Window to rear.

Landing 1.9m x 1.27m (6'3" x 4'2") Double glazed window to side, part carpet, part laminate flooring, access to loft.

Bedroom One 4.34m x 2.95m (14'3" x 9'8") Double glazed window to front, inset spotlights, built in storage cupboard, radiator, laminate flooring.

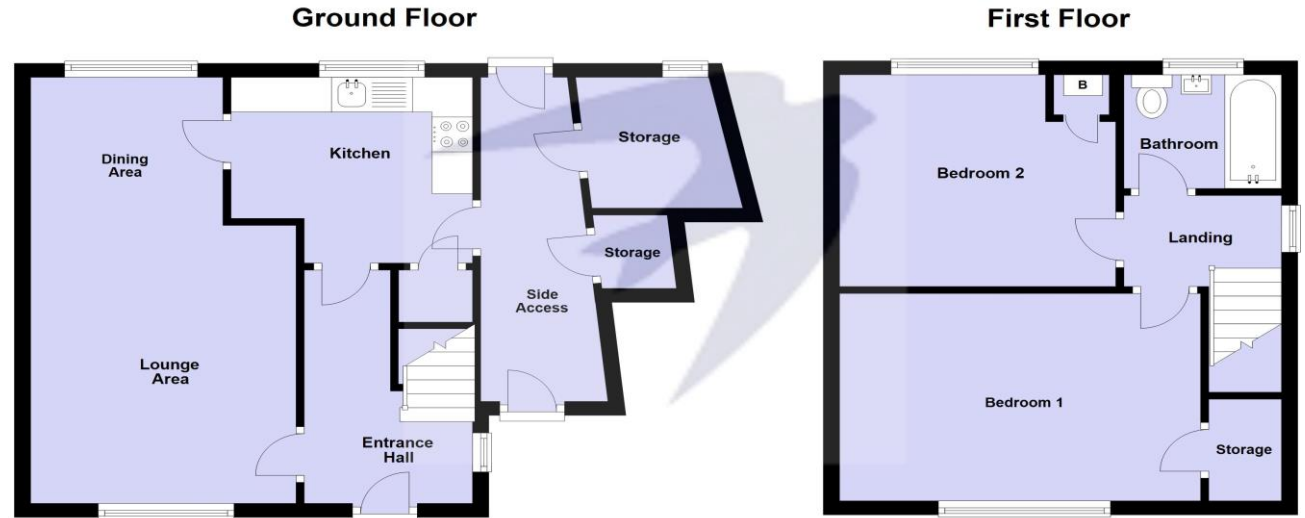
Bedroom Two 3.2m x 3.05m (10'6" x 10') Double glazed window to rear, inset spotlights, built in storage cupboard housing boiler, radiator, laminate flooring.

Bathroom 1.9m x 1.6m (6'3" x 5'3") Double glazed frosted window to rear, panelled bath with shower over, vanity wash hand basin with storage under, low level WC, chrome heated towel rail, tiled walls, ceramic tiled flooring.

Exterior

Rear Garden Paved patio area, laid to lawn.

Front Garden Laid to lawn.



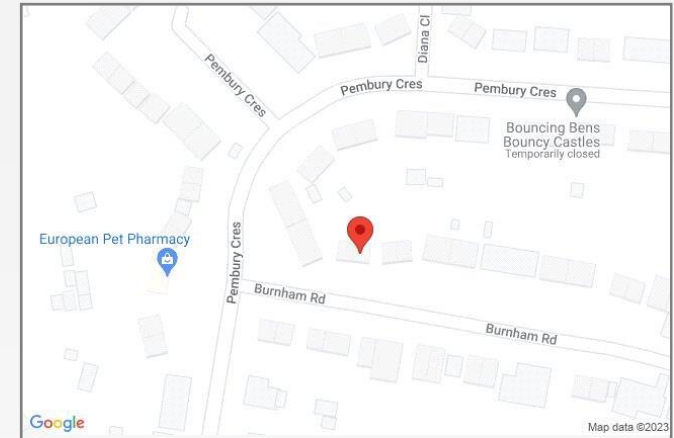
For Illustration Only
Plan produced using PlanUp.





Property Location

Burnham Road, Sidcup, DA14 4PY



Additional Information

Sidcup is located in the London Borough of Bexley. It enjoys a busy high street, a library, supermarkets, a train station, the borough's main hospital, good schools and leisure facilities.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Sidcup is brimming with pubs and restaurants, with friendly 'locals' serving the community.



**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8298 0500
Robinson Jackson
1 Wellington Parade,
Blackfen,
Kent DA15 9NB
blackfen@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.