

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	92
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	58	(55-68) D	58
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-38) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Performance Certificate

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



Burns Avenue, Sidcup, Kent, DA15 9HR

Three Bedrooms | Mid Terrace Family Home | Through Living Room | Kitchen
Ground Floor Bathroom | Rear Garden | Off Road Parking | Gas Central Heating

Asking Price: £315,000

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DISCLAIMER
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



Burns Avenue, Sidcup, Kent, DA15 9HR

Hunters are pleased to offer this Three Bedroom Mid Terraced Family Home situated ideally for access to Blackfen High Street, Primary and Secondary Schools, and other local amenities. The accommodation on offer comprises Entrance Hall, Through Living Room, Kitchen, Ground Floor Bathroom, Landing, One Double Bedroom and Two Single Bedrooms. Externally the property boasts Off Road Parking to front and a Rear Garden. Additional benefits to note include Gas Central Heating System and the property is offered CHAIN FREE!

Call Hunters Blackfen Now To Arrange Your Viewing - 020 8301 5511

ENTRANCE HALL

Wooden door to front, carpet, radiator, stairs to first floor.

LIVING ROOM

3.99m (13' 1") x 3.02m (9' 11")

Double glazed angled bay window to front, carpet, radiator, feature fireplace.

DINING ROOM

3.94m (12' 11") x 2.46m (8' 1")

Open plan to living room, carpet, radiator.

KITCHEN

2.16m (7' 1") x 2.13m (7' 0")

Double glazed window to rear, double glazed door to rear, range of wall and base units, stainless steel sink unit, electric oven and hob, space for fridge/freezer, space for dishwasher, laminate flooring.

GROUND FLOOR BATHROOM / UTILITY AREA

Part tiled walls, panelled bath, basin, heated towel rail, laminate flooring, plumbed for washing machine, space for tumble dryer.

SEPERATE WC

Double glazed frosted window to rear, part tiled walls, laminate flooring, low level wc, radiator.

LANDING

Carpet, radiator, loft access.

BEDROOM ONE

3.07m (10' 1") x 2.77m (9' 1")

Double glazed angled bay to front, carpet, radiator, fitted wardrobe.

BEDROOM TWO

2.46m (8' 1") x 1.78m (5' 10")

Single glazed window to rear, carpet, radiator.

BEDROOM THREE

2.46m (8' 1") x 1.78m (5' 10")

Single glazed window to rear, carpet, radiator.

REAR GARDEN

Mainly laid to lawn, mature trees and shrubs, patio area, shed, outside tap.

OFF ROAD PARKING

Off road parking for one car.



OPENING HOURS

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 17:00

Sunday: 10:00 - 16:00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.