



## 5 Bed End of Terrace House

Guide Price From **£500,000**  
Freehold

**ELLIS & CO**  
Sales & Lettings

Burns Avenue, Sidcup, DA15



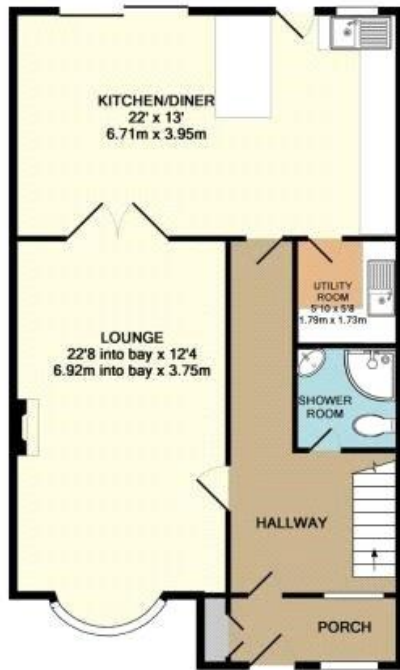
Guide Price from £500,000 to £530,000. A SIMPLY STUNNING five bedroom extended end of terrace family home within a sought after location close to both Primary and Secondary Schools, local shops and transport links.

To the ground floor boasts an entrance porch leading to the entrance hallway, modern living room area, a simply stunning kitchen/diner, utility room and shower room.

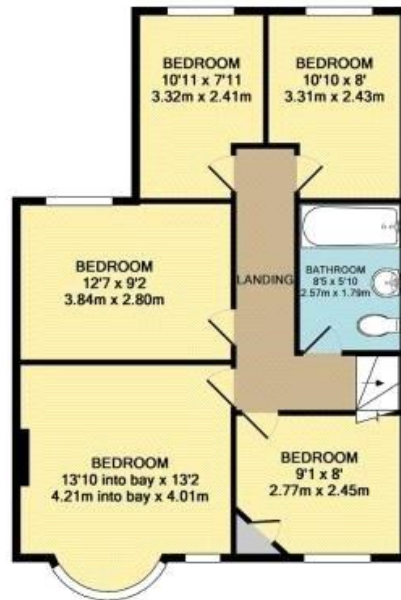
To the first floor there is a family bathroom, landing area and five bedrooms.

To the outside there is ample driveway parking to the front and a well maintained private garden to the rear. An internal viewing comes highly recommended. Call Today.

EPC Rating D



GROUND FLOOR  
APPROX. FLOOR  
AREA 788 SQ.FT.  
(73.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 622 SQ.FT.  
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1410 SQ.FT. (131.0 SQ.M.)

**ELLIS&CO**



Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Entrance Porch**

**Entrance Hall** Entry via porch, tiled flooring.

**Living Room** 22'8" x 12'4" (6.9m x 3.76m) Double glazed bay fronted window to front, French doors accessing dining area, oak wood flooring.

**Kitchen / Diner** 22' x 13' (6.7m x 3.96m) Double glazed patio doors to rear, double glazed door to rear, double glazed window to rear, fitted wall and base units, tiled flooring, spotlights.

**Utility Room** 5'10" x 5'8"

(1.78m x 1.73m) Utility area.

**Shower Room** Downstairs shower room, w/c, wash hand basin.

**Landing**

**Bedroom One** 13'10" x 13'2" (4.22m x 4.01m) Double glazed bay window to front, oak wood flooring, double bedroom.

**Bedroom Two** 12'7" x 9'2" (3.84m x 2.8m) Double glazed window to rear, oak wood flooring, double bedroom.

**Bedroom Three** 10'11" x 7'11" (3.33m x 2.41m) Double glazed window to rear, oak wood

flooring, double bedroom.

**Bedroom Four** 10'10" x 8' (3.3m x 2.44m) Double glazed window to rear, oak wood flooring, double bedroom.

**Bedroom Five** 9'1" x 8' (2.77m x 2.44m) Double glazed window to front, oak wood flooring.

**Loft**

**Bathroom** Upstairs bathroom, bath, w/c and sink.

**Garden** Patio area, grass laid to lawn.

**Front** Driveway to front, off street parking for three cars.