

Offers Over £550,000
Days Lane, Sidcup, Kent, DA15 8JP

Christopher
Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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REDUCED FOR A QUICK SALE

An extended three bedroom semi detached house in a popular location in walking distance to Days Lane and Our Lady of the Rosary primary schools.

To the ground floor the accommodation comprises porch and hallway, substantial through lounge leading to the dining room, kitchen and shower room. Upstairs are two double bedrooms, a single bedroom and the family bathroom.

The large rear garden is laid to lawn with flower beds.

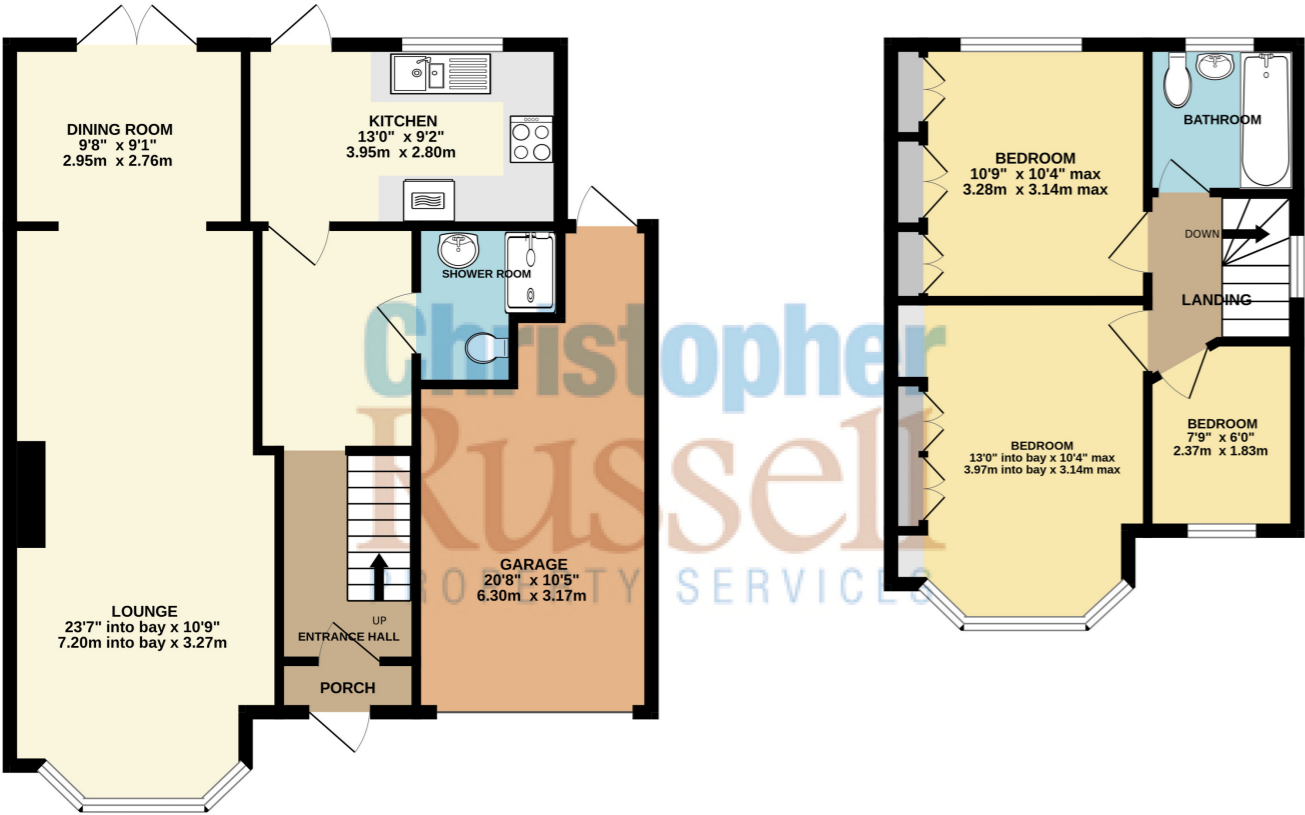
To the front is off street parking and access to the garage.

Council Tax Band D.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC