



Offers in Excess of £550,000

Days Lane, Sidcup, Kent, DA15 8JN



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Guide Price £575,000 to £590,000.

Beautifully presented three bedroom semi detached chalet style house situated in a very convenient location ideal for Sidcup and New Eltham Train Stations, Days Lane and Our Lady of the Rosary Primary Schools and local shopping and transport facilities.

Having undergone a significant amount of modernisation that have all be completed and finished to a very good standard which include; new tiled roof and new double glazed windows and doors in 2014, new bathroom suite fitted in 2019, new fitted kitchen and central heating boiler in 2019, plantation window shutters fitted tot he front of the property in 2023 and a landscaped garden in 2022 and 23 that features new composite deck and lawn.

The property has enormous potential to extend to a significantly larger family home subject to planning permission.

The accommodation currently comprises; entrance hall, lounge, dining room, bedroom three that is currently used as an office from home , kitchen and bathroom on the ground floor. The first floor comprises two double bedrooms.

Outside there is a good sized driveway that provides off street parking for up to three cars and a side lean to that is an ideal store.

The West facing rear garden extends approximately 80ft that features a good sized composite deck with lawn, variety of fruit trees, summerhouse and brick built garden room both with power.

Council Tax Band E.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 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+)	56	87
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	56	87
E		
(21-38)		
F		
(1-20)	56	87
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		