



£495,000

Days Lane, Sidcup, Kent,

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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Guide Price £495,000 to £520,000.

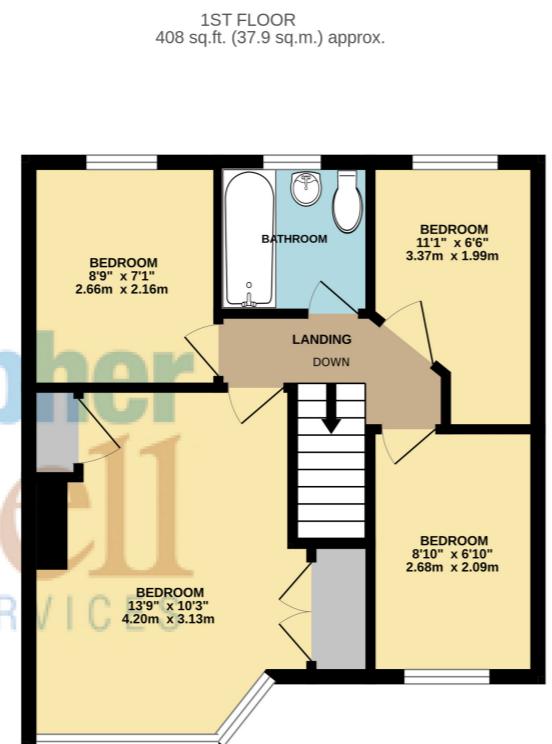
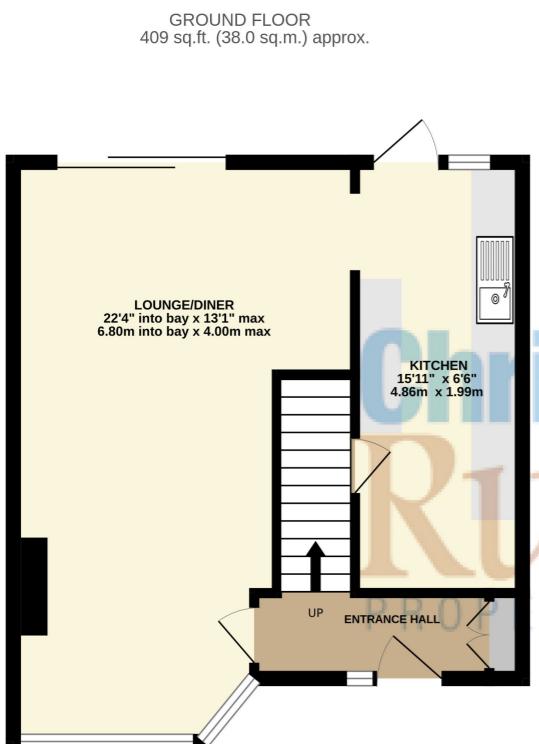
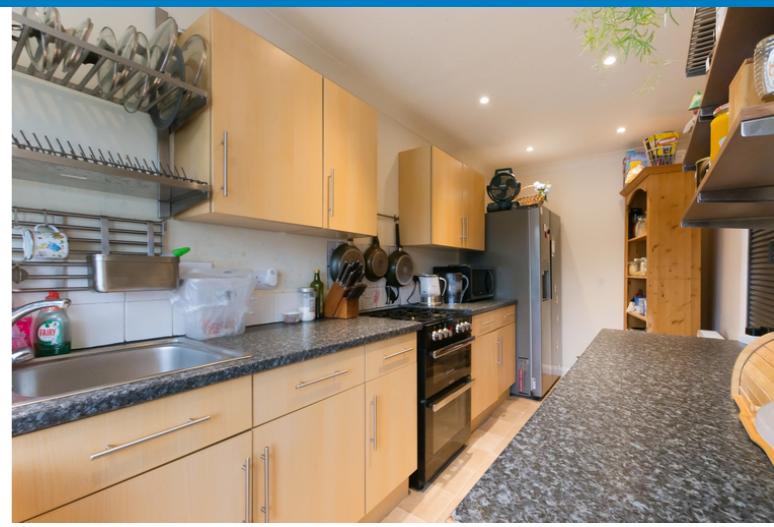
Extended four bedroom end terrace house situated in a convenient location, a short walk to Days Lane primary school, local shops and transport links.

The accommodation comprises, entrance hall, through lounge, extended kitchen on the ground floor with four bedrooms and a family bathroom on the first floor.

The property features double glazing, gas central heating and the vendor has notified us that the boiler has been recently installed with a Hive thermostat and a fitted kitchen.

Outside there is a front driveway and a rear garden extending approximately 70ft laid mainly to lawn with rear access.

Council Tax Band D.



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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TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			