



Guide Price £500,000
Days Lane, Sidcup, Kent, DA15 8JL

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £500,000 to £525,000.

Stunning Period Two Double Bedroom Victorian Home

A beautifully presented and tastefully modernised two double bedroom Victorian house, ideally situated in a highly convenient location for New Eltham and Sidcup train stations, Days Lane and Our Lady of the Rosary Primary Schools, and a range of local shopping facilities.

This charming home retains many original period features, thoughtfully complemented by modern column radiators, plantation-style window shutters, and sash-style double glazed windows.

The property boasts a stunning traditional four-piece bathroom suite, comprising a roll-top claw and ball bath, high flush WC, Victorian-style wash basin, and a walk-in shower enclosure.

Both double bedrooms retain their original fireplaces.

The ground floor accommodation comprises a welcoming entrance hall, a through lounge/diner, and an open-plan kitchen/breakfast room featuring a traditional yet modern fitted kitchen. This is complemented by quartz work surfaces and a range of integrated appliances.

To the rear is a well-designed garden with a patio area, artificial lawn, and hardstanding to the rear.

A recently constructed large wooden shed provides excellent additional space and could comfortably be used as a home office.

The garden also benefits from rear access via a gated entrance.

Council Tax Band D



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | | |