



Guide Price £550,000
Days Lane, Sidcup, Kent, DA15 8LA

Christopher Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

GUIDE PRICE £550,000 - £575,000.

Situated in a popular residential road on the doorstep of Days Lane and within walking distance to Our Lady of the Rosary is this four bedroom extended chalet offering further potential to extend to the ground and first floors (stpp).

The accommodation comprises of an entrance hall, enlarged lounge, family bathroom, dining room and fitted kitchen downstairs. With four double bedrooms and a dressing room off of the master bedroom upstairs. The upstairs accommodation could be remodeled to create a family bathroom and an en suite to the master bedroom.

There is double glazing and gas central heating throughout.

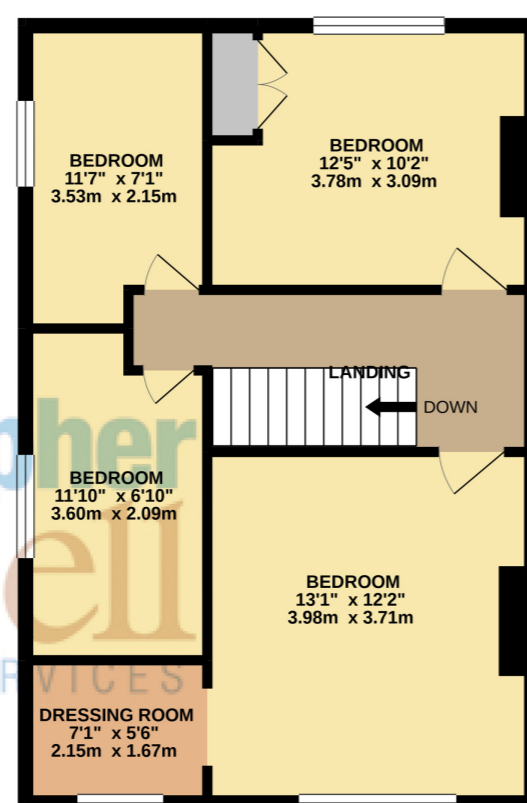
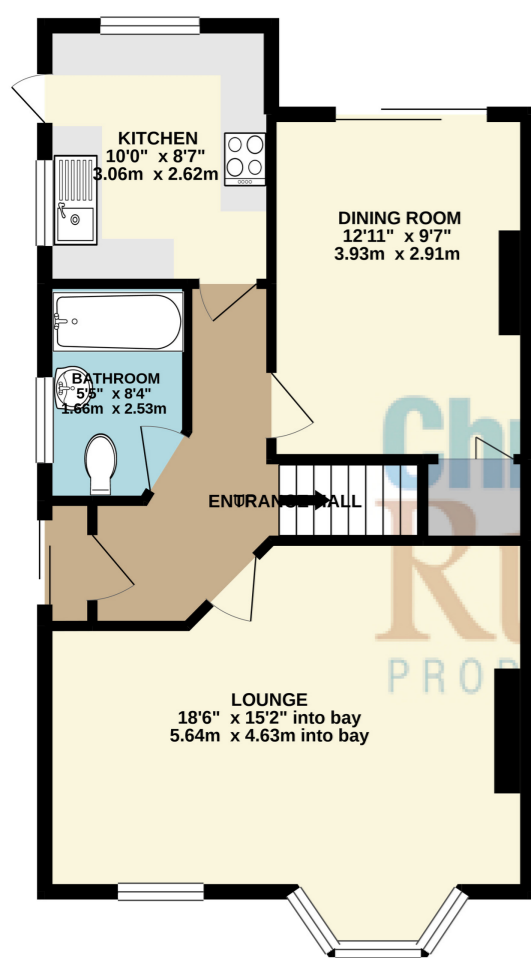
The larger than average rear garden is mainly laid to lawn and features a shed with electricity.

To the front there is off street parking for several cars.



GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1152 sq.ft. (107.1 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			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC