



£999,000

Days Lane, Sidcup, Kent, DA15 8JX

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Five bedroom detached house situated back from the road on a larger than average plot featuring an in and out driveway and West facing rear garden with a beautifully maintained swimming pool.

This great family home provides ample and versatile living accommodation with enormous potential to extend stpp.

Accommodation comprises an entrance hall, large living room, large reception room, open planned to a large kitchen/diner, conservatory, main bedroom with en suite, four additional bedrooms, family bathroom, additional shower room, utility room.

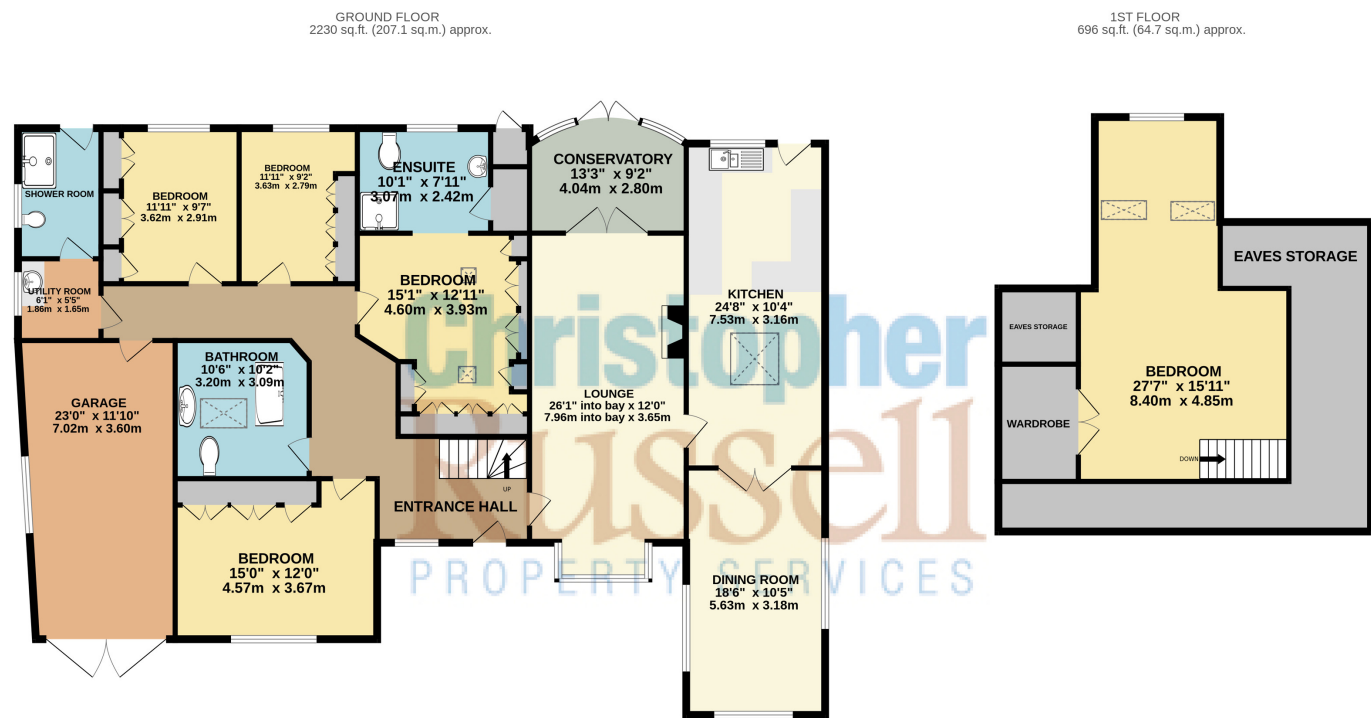
On the first floor is a large bedroom.

Set back from the road there is ample parking on the in and out driveway as well as a large garage and has an established wisteria over the canopied porch entrance.

The West facing garden has been exceptionally well maintained with an ideal dining area with a wisteria covered pergola.

On a bold plot the lawn has been well maintained with flower borders and a swimming pool that is used and maintained to a good standard.

Council Tax Band F.



TOTAL FLOOR AREA: 2926 sq.ft. (271.8 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		65
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	