



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

**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 to £575,000

Exceptionally well presented and recently extended three bedroom semi detached house situated within a short walk to Days Lane Primary School, The Oval and Blackfen shopping facilities and local transport facilities servicing New Eltham, Sidcup and North Greenwich with access to the Jubilee Line.

Featuring open planned living accommodation with a beautiful spacious kitchen/diner extension with bi-fold doors to the rear garden, open planned to the large through lounge. In addition there is a WC on the ground floor providing access to a part selected utility room.

The first floor comprises three bedrooms and a family bathroom.

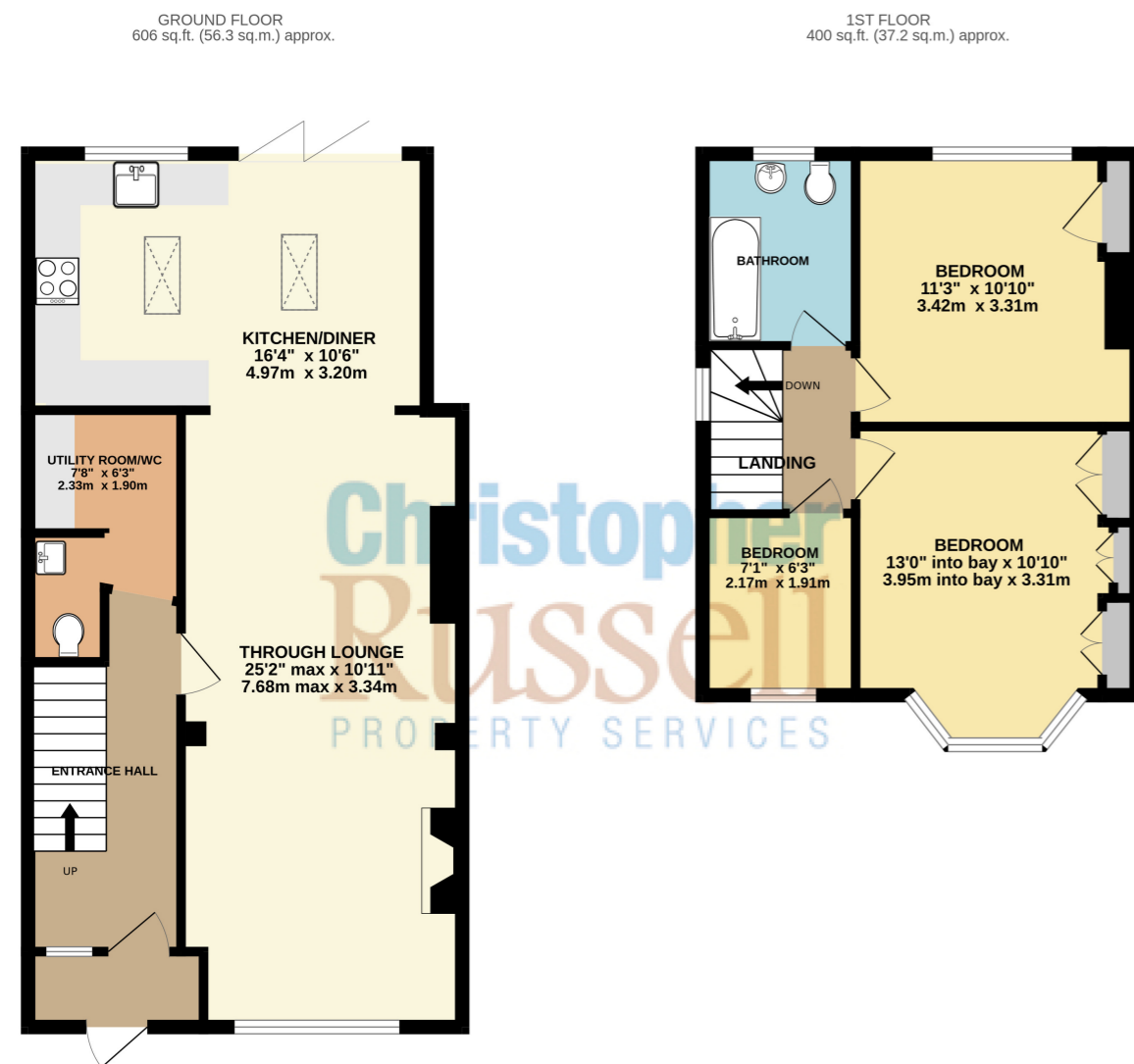
Recently modernised, the property features a recently installed part integrated kitchen, modern bathroom and shower room, newly plastered walls and ceilings, gas central heating with a new boiler and new floor coverings throughout.

Outside the rear garden that has been recently landscaped extends approximately 70ft and there is off street parking on the front driveway.

The property does have additional potential to put another extension over the kitchen and potential to convert the loft space STPP.

The closest station on foot is Sidcup Station.

Council Tax Band D.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	