



Guide Price £475,000
Days Lane, Sidcup, Kent, DA15 8JS

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £475,000 to £500,000.

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, though 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.

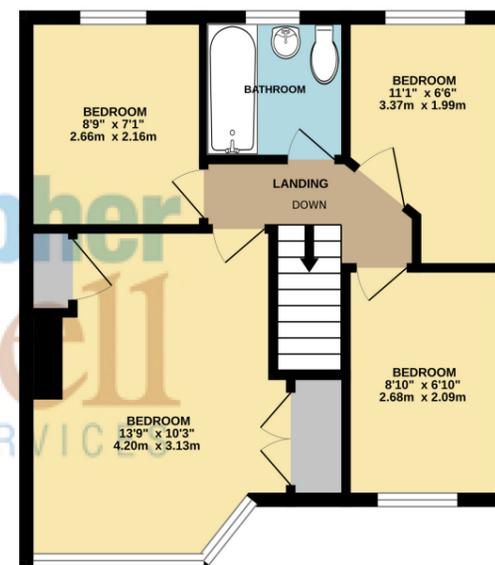
Outside there is a front driveway and a rear garden extending approximately 70ft laid mainly to lawn with rear access.

Council Tax Band D.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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		89
(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	