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Total area: approx. 164.9 sq. metres (1775.3 sq. feet)  
 Days Lane, Sidcup



# Days Lane

Sidcup, DA15 8JP

## VIDEO TOUR AVAILABLE

A Large 5 bedroom semi detached house that has been well presented throughout and we feel would make a great family home. Situated in a popular location that is just a short walk away from local shops, transport links and some of the Borough's most desirable schools. Internal viewing comes highly recommended so as to appreciate the space and condition of this family home.

## Main Features

- Large 5 bedroom semi detached house
- Solid oak flooring
- Granite worktops and underfloor heating in the kitchen
- Integrated fridge/freezer & dishwasher
- App controlled LED lights
- Waterproof TV above bath
- DAB stereo system fitted in ceiling
- Outdoor electric sockets and decking spotlights
- Alarm
- Full boarded and carpeted loft

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market is this large five bedroom semi detached house that has been well presented by the current owners and offers plenty of space throughout. The house has four good sized bedrooms and a fifth that would make a great office or study. It sits in a popular location

only a short walk to the local parade of shops as well as transport links and some of the borough's most desirable schools.

The accommodation briefly comprises: Entrance hall, 22'3 front through lounge, 24'9 modern rear kitchen/diner featuring a range of built-in appliances as well as patio doors to the rear garden. In addition there is a separate utility room, downstairs w.c and the fifth bedroom which could also make an ideal office or study. To the first floor is the main bedroom with fantastic en-suite shower room, 3 further bedrooms and family bathroom.

Externally there is a lawned rear garden with decking area and purpose built outbuilding currently used as a gym/entertainment room. There is a front garden and plenty of off street parking for what is a great family home.

Houses such as this are always in demand and your earliest appointment comes highly advised to avoid missing out.

### Entrance hall

### Lounge

22' 3" x 10' 7" (6.78m x 3.23m)

### Kitchen/diner

24' 9" x 11' 5" (7.54m x 3.48m)

### Downstairs bedroom five/study

10' 5" x 8' 2" (3.18m x 2.49m)

### Downstairs utility room

6' 0" x 4' 2" (1.83m x 1.27m)

### Downstairs wc

4' 2" x 3' 11" (1.27m x 1.19m)

### First floor landing

### Bedroom one

12' 1" x 11' 11" (3.68m x 3.63m)

### Ensuite

7' 9" x 4' 3" (2.36m x 1.3m)

### Bedroom two

13' 5" x 10' 7" (4.09m x 3.23m)



### Bedroom three

10' 7" x 10' 5" (3.23m x 3.18m)

### Bedroom four

8' 11" x 8' 2" (2.72m x 2.49m)

### Bathroom

7' 9" x 6' 0" (2.36m x 1.83m)

### Outside

Front garden and off street parking for several cars. Rear garden laid to lawn with decking area and outbuilding currently used as gym/entertainment room (20'2 x 19'1) with Wifi, sink with running cold water, electric heating and fitted for surround sound and cinema projector screen). Small storage area.

## Additional Information

Council Tax Band E £2,257 per annum.

Local authority Bexley London Borough Council

Current EPC Rating 73

Potential EPC Rating 84

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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