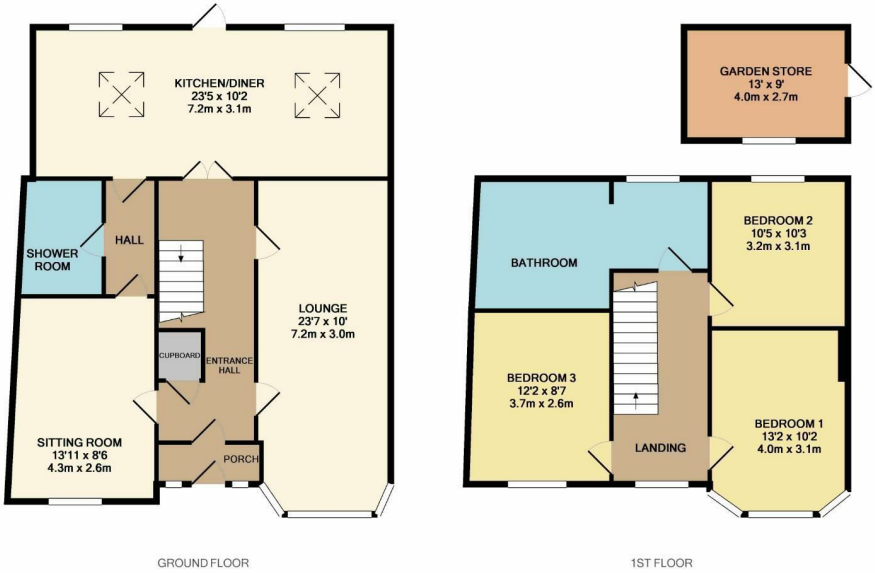


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 1404 SQ. FT. (130.4 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DAYS LANE  
SIDCUP  
Guide Price £540,000

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PrimeLocation.com

onTheMarket.com

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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.



Anthony Martin  
Estate Agents





\*\*\*GUIDE PRICE £540,000 - £550,000\*\*\*

In the heart of the sought after "Days Lane Area" of Sidcup is this beautifully presented 1930s semi-detached home. It has double storey extended to the side along with a full width single storey extension to the rear. On the ground floor off the porch and hallway is a through lounge along with a large and impressive kitchen dining room. There is also a contemporary shower room and a sizeable fourth bedroom/sitting room too. Whilst on the first floor off the landing are three double sized bedrooms and an extended and charming bathroom. Externally to the rear is an approximate 90' secluded and west facing garden. Then to the front is a driveway to suit three vehicles.

The abode is perfectly positioned between several sought after primary and secondary schools along with being near to Sidcup & New Eltham High Streets and train stations, plus Blackfen High Street. The property is also within easy reach of the A2, A20 and South Circular too.

Call Anthony Martin today to arrange your viewing! EPC rating D.

4 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

## DAYS LANE

SIDCUP

- 1930s Double Storey Extended Semi-Detached Home
- 3 Double 1st Floor Bedrooms & 4th G.Floor Bedroom
- Near Great Primary & School Schools
- Secluded & Large rear garden With Outbuilding
- Excellent Condition Throughout
- Stunning & Substantial Kitchen Dining Room
- Between Sidcup & New Eltham High Streets & Stations
- D.S Shower Room & Large 1st Floor Bathroom
- 1404 Sq Ft & With O.S.P to Front
- Close to Blackfen High St, A2 & A20

