



Guide Price £775,000
St Johns Road, Sidcup, Kent, DA14 4HH

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £775,000 to £800,000.

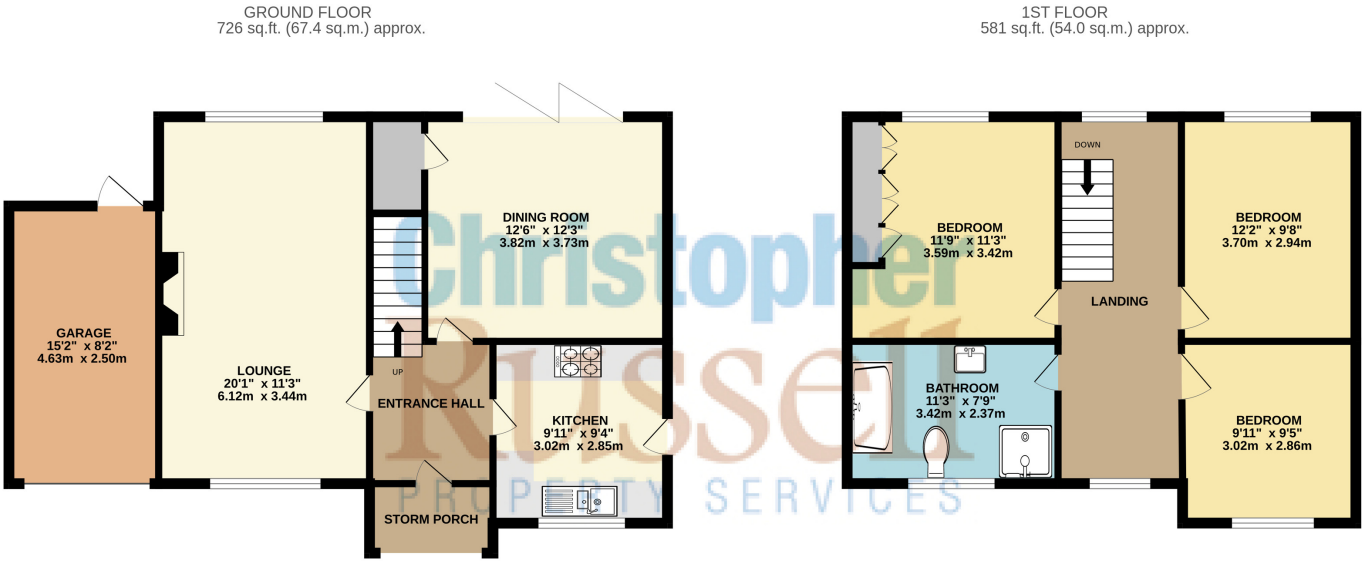
Excellent opportunity to purchase this rarely available three double bedroom detached house situated in an exceptionally sought after road on a wider than average plot which is ideally located for Sidcup train station, High Street with Waitrose and schools including Chislehurst and Sidcup Grammar, Merton Court and Benedict House.

Offered with no forward chain this period detached house features three double bedrooms and a feature family bathroom on the first floor with a hallway, dual aspect lounge, separate dining room with bi-fold doors to the rear garden and a fitted kitchen on the ground floor.

Offering great potential to extend, STPP this ideal family home is one of only four similar houses in the road. Also offering the potential for a developer to create two separate semi-detached properties STPP.

Outside there is an in and out driveway, garage to the side and front and rear gardens.

Council Tax Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		