

Offers in Excess of £925,000
St Johns Road, Sidcup, Kent, DA14 4HD

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Beautiful Character Period detached house built in 1910 situated in an extremely popular location very convenient for Sidcup High Street, Sidcup Train Station, Merton Court Preparatory School and Chislehurst and Sidcup Grammar School.

This well proportioned family home features a lot of original features yet has been thoughtfully modernised by the current owners including corniced ceilings, high skirting boards, picture rails, internal doors and furnishings and fireplaces. The windows have been recently double glazed with timber frame sash windows and other features include gas central heating.

Accommodation comprises four bedrooms and a family bathroom on the first floor. The ground floor comprises an extended entrance hall, three reception rooms, conservatory, kitchen/breakfast room and a cloakroom WC. The loft space, which is accessed via a pull down ladder is extremely spacious and has huge potential to extend into to create an additional two bedrooms or a master suite.

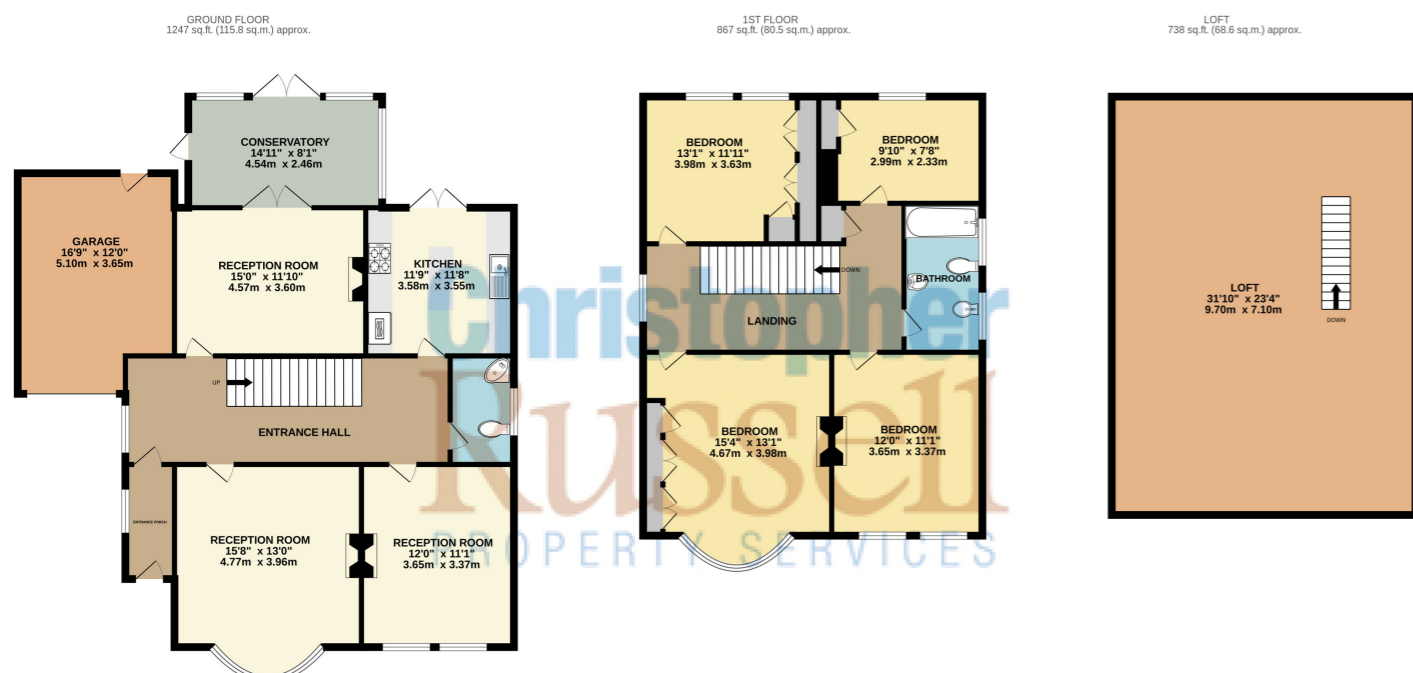
Features include gas central heating, fitted kitchen/breakfast room with central granite island, beautiful entrance with stained glass leaded light door and matching windows, modern bathroom and cloakroom suites.

Outside the property is set back from the road with a driveway to one side for off street parking and access to the garage. The other side is lawned.

The rear garden is secluded and established with a lawn and a range of mature shrubs and plants.

The 16'9" x 12' garage with power and light could accommodate a car or be converted into an additional part of the living space.

Council Tax Band G.



TOTAL FLOOR AREA : 2852 sq.ft. (265.0 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		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	