



Guide Price £625,000
St Johns Road, Sidcup, Kent, DA14 4HD



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Guide Price £625,000 to £650,000.

A character three-bedroom semi-detached house situated in an exceptionally sought-after location, within a short walk of Sidcup High Street and Sidcup train station. This attractive period home is presented in good decorative condition and has been exceptionally well maintained by the current owners.

Features include gas central heating with an annually serviced boiler, uPVC double-glazed windows, a modernised four-piece bathroom suite, and a modern fitted kitchen. In addition, the gutters, soffits and fascias have recently been replaced with low-maintenance uPVC, and we understand the sellers are currently in the process of updating the electrical consumer unit with certification to be signed off.

Offering excellent potential to extend to both the side and rear (subject to the usual planning consents), the accommodation currently comprises an entrance porch, hallway, lounge, dining room and kitchen on the ground floor, with three bedrooms and a family bathroom on the first floor. Externally, the property benefits from a front driveway providing off-street parking and a garage to the side.

The well-proportioned rear garden extends approximately 100ft.

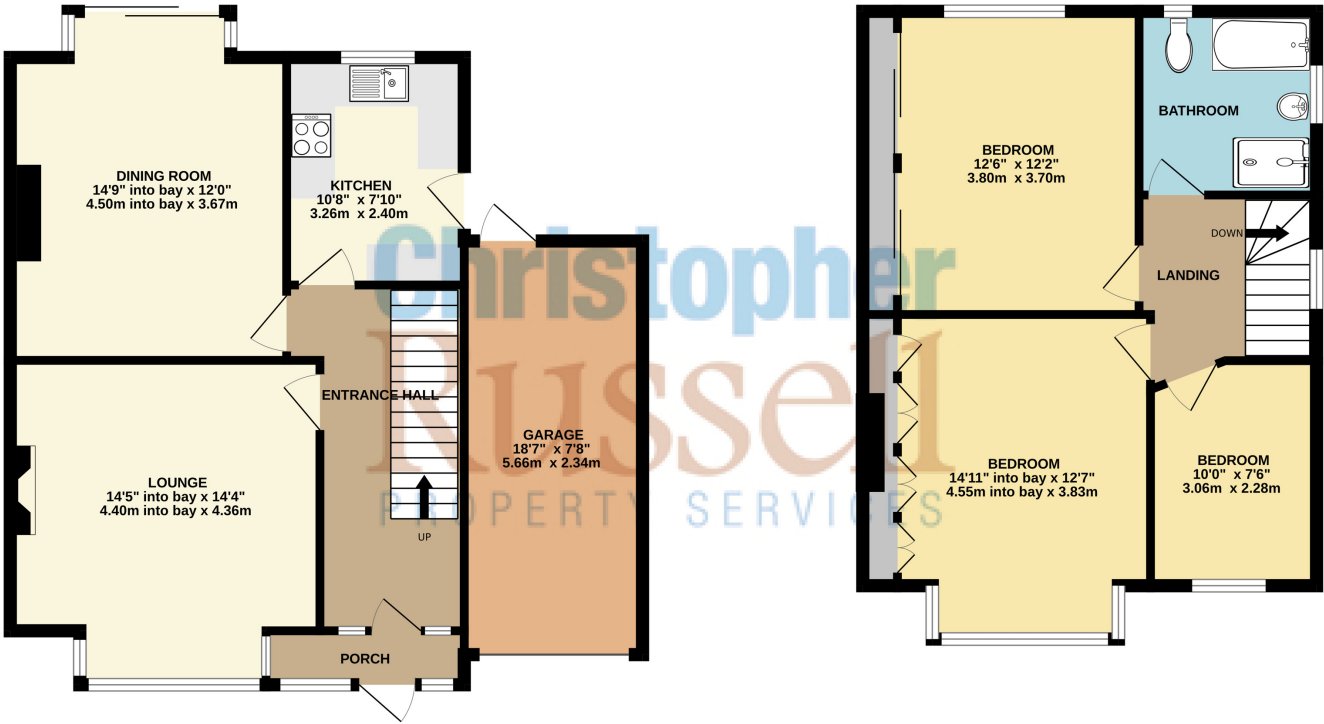
Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
715 sq.ft. (66.4 sq.m.) approx.

1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.2 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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