



Offers in Excess of £825,000
St Johns Road, Sidcup, Kent, DA14 4HH

**Christopher
Russell**
 PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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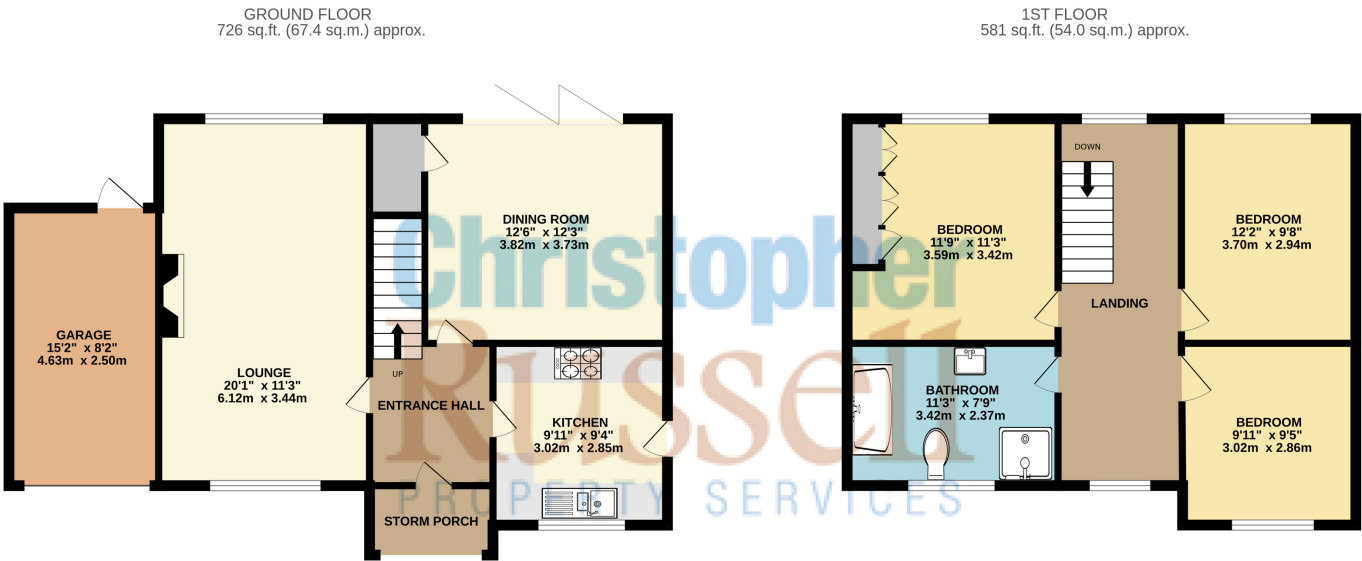
Excellent opportunity to purchase this rarely available three double bedroom detached house situated in an exceptionally sought after road on a wider than average plot which is ideally located for Sidcup train station, High Street with Waitrose and schools including Chislehurst and Sidcup Grammar, Merton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



TOTAL FLOOR AREA: 1307 sq.ft. (121.4 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		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		