



**Offers in Region of £610,000**  
**St Johns Road, Sidcup, Kent, DA14 4HD**

**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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**Christopher Russell Property Services**

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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.

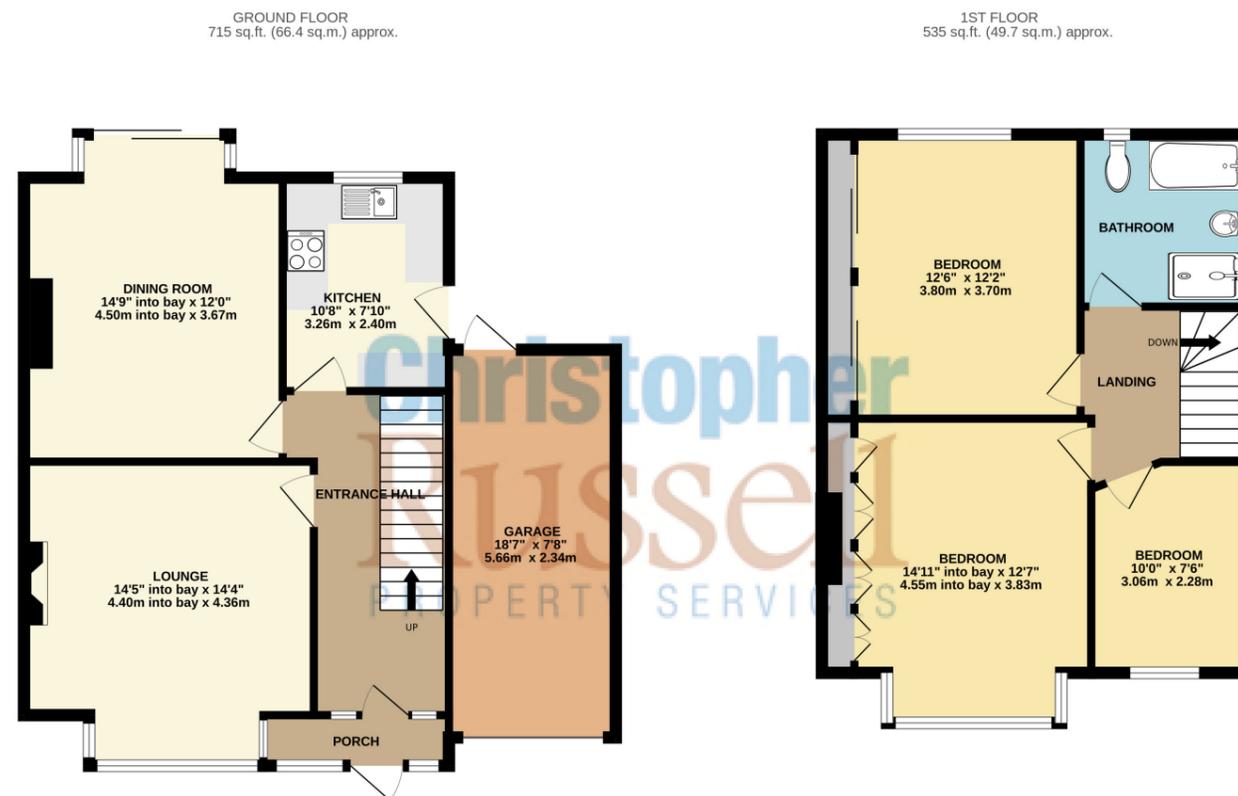
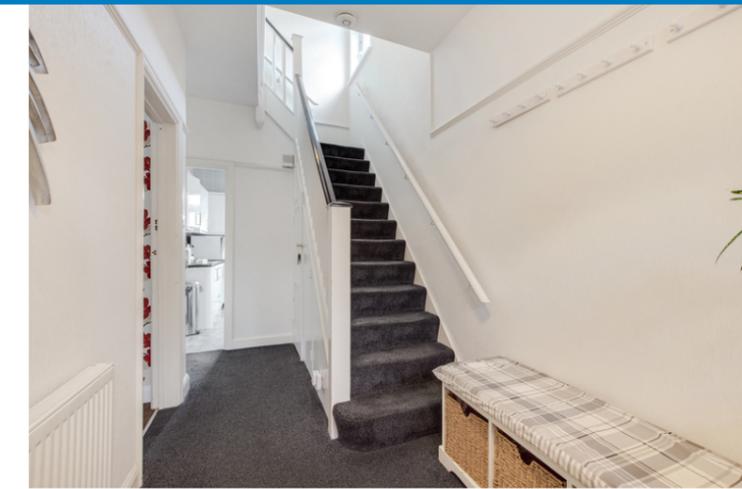
Features include gas central heating with an annually serviced boiler, uPVC double-glazed windows, a modernised four-piece bathroom suite, and a modern fitted kitchen. In addition, the gutters, soffits and fascias have recently been replaced with low-maintenance uPVC, and we understand the sellers are 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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			