



**Guide Price £750,000**  
**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)



Guide Price £750,000 to £775,000.

An excellent opportunity to purchase this rarely available three double bedroom detached house, set on a wider-than-average plot in an exceptionally sought-after road. Ideally located for Sidcup train station, the High Street (including Waitrose), and highly regarded schools such as Chislehurst & Sidcup Grammar, Merton Court, and Benedict House, this property offers convenience and strong family appeal.

Offered with no forward chain, this period detached home features three double bedrooms and a feature family bathroom on the first floor.

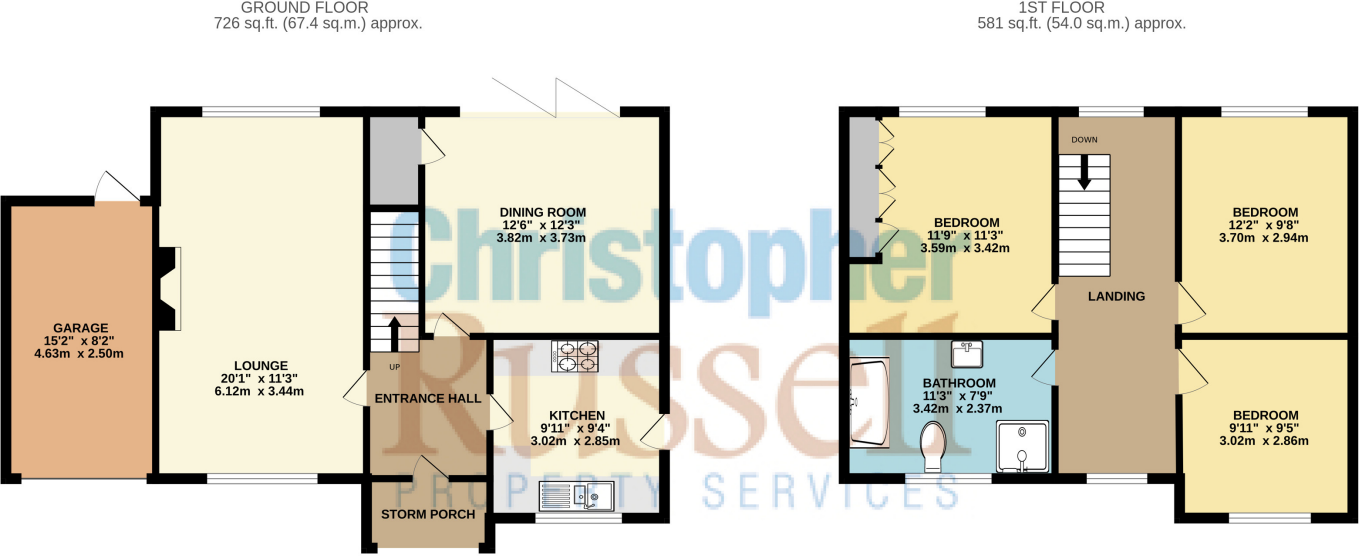
The ground floor comprises a welcoming hallway, a dual-aspect lounge, a separate dining room with bi-fold doors opening onto the rear garden, and a fitted kitchen.

The property offers excellent potential to extend (STPP) including a loft conversion as per the plans attached making it an ideal long-term family home.

Alternatively, it may also appeal to developers, with scope to create two semi-detached properties (STPP)—a rare opportunity in such a prime location.

Only four houses of this style exist on the road. Externally, there is an in-and-out driveway, a garage to the side, and both 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.

Made with Metropix ©2025



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		