



Guide Price £750,000

St Johns Road, Sidcup, Kent, DA14 4HH

Christopher  
Russell  
PROPERTY SERVICES



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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.

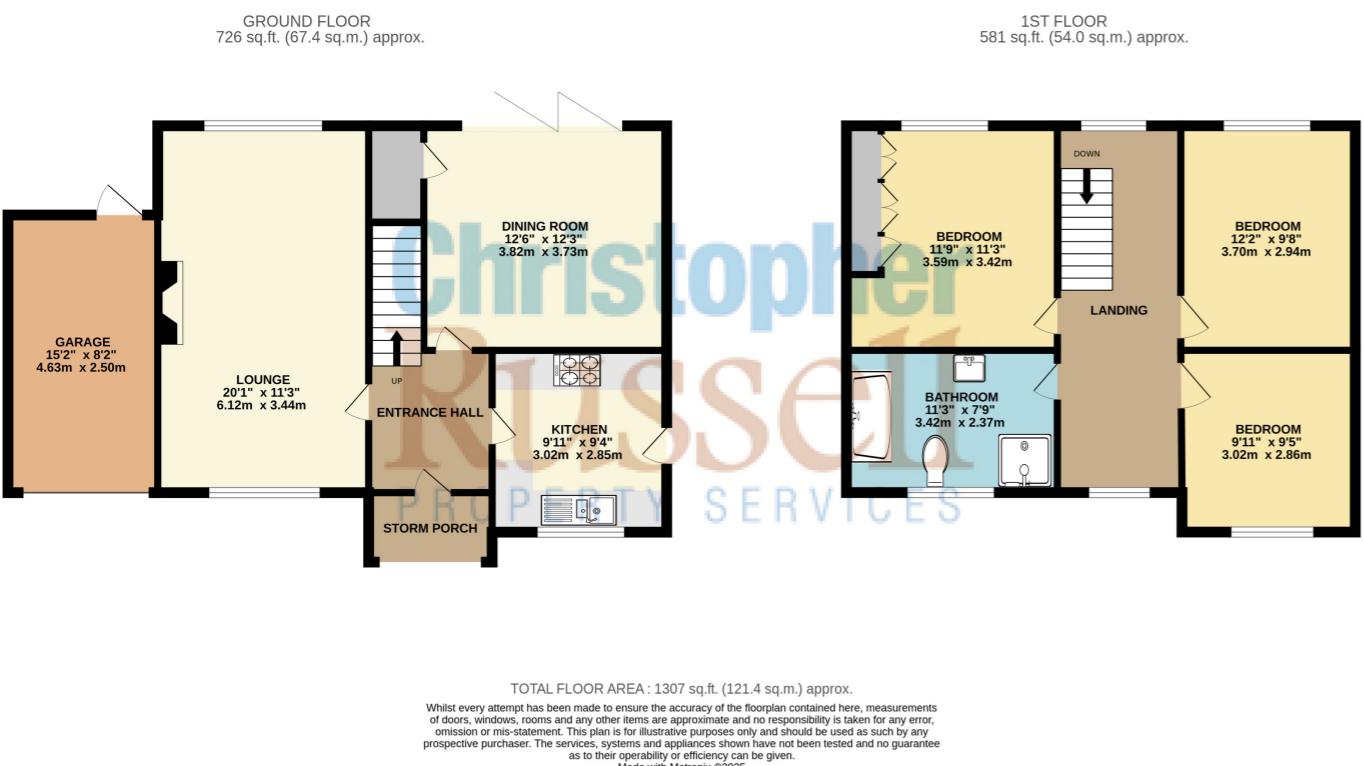
The ground floor comprises a welcoming hallway, a dual-aspect lounge, a separate dining room with bi-fold doors opening onto the rear garden, and a fitted kitchen.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(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			