



£1,400,000

St Johns Road, Sidcup, Kent, DA14 4HB

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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This is a simply stunning double fronted seven bedroom detached Victorian property in a sought after road which rarely come to the market.

The property comprises four reception rooms, six double bedrooms, two en suites, two staircases, integral garage, in out and out driveway and a beautiful landscaped garden to the rear.

The entire property has been renovated to an extremely high standard, with heaps of character and original features such as stripped and varnished wood floors, fireplaces and ornate cornices.

The location is extremely popular for local Grammar Schools, and is a short walk to Sidcup High Street and Sidcup train station.

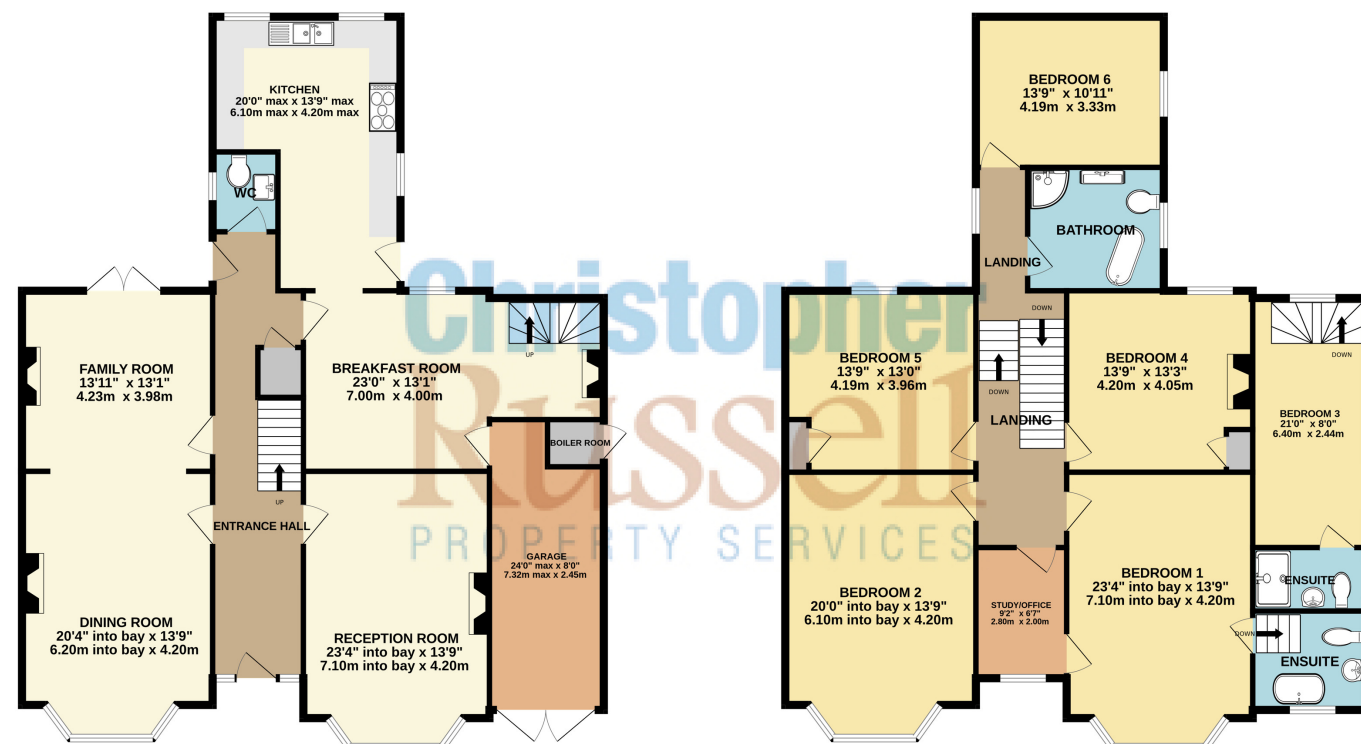
Council Tax Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

GROUND FLOOR
1543 sq.ft. (143.4 sq.m.) approx.

1ST FLOOR
1557 sq.ft. (144.6 sq.m.) approx.



TOTAL FLOOR AREA : 3100 sq.ft. (288.0 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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