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# St Johns Road

Sidcup, DA14 4HB

Truly stunning 7 bedroom Victorian detached house located in a highly sought after road. Current owners have restored the beautiful period features, but with a modern feel. Convenient for Sidcup station, Sidcup High Street and some of the borough's most desirable schools including Birkbeck Primary School and Merton Court Prep School.

## Entrance hall

**Front lounge** 19' 0" x 14' 2" (5.79m x 4.32m)

**Dining room/snooker room** 23' 4" x 14' 1" (7.11m x 4.29m)

**Family room** 29' 3" x 18' 2" (8.92m x 5.54m)

**Study** 13' 10" x 13' 0" (4.22m x 3.96m)

**Small room** 6' 10" x 6' 7" (2.08m x 2.01m)

**Downstairs cloakroom** 7' 4" x 3' 8" (2.24m x 1.12m)

**Kitchen** 19' 2" x 14' 2" (5.84m x 4.32m)

**Utility room** 13' 2" x 11' 1" (4.01m x 3.38m)

## First floor landing

**Bedroom one** 23' 3" x 14' 8" (7.09m x 4.47m)

**Ensuite** 13' 6" x 9' 0" (4.11m x 2.74m)

**Bedroom two** 19' 7" x 14' 6" (5.97m x 4.42m)

## Ensuite

**Bedroom three** 13' 8" x 18' 2" (4.17m x 5.54m)

**Bedroom four** 18' 2" x 11' 4" (5.54m x 3.45m)

**Bedroom five** 13' 10" x 13' 0" (4.22m x 3.96m)

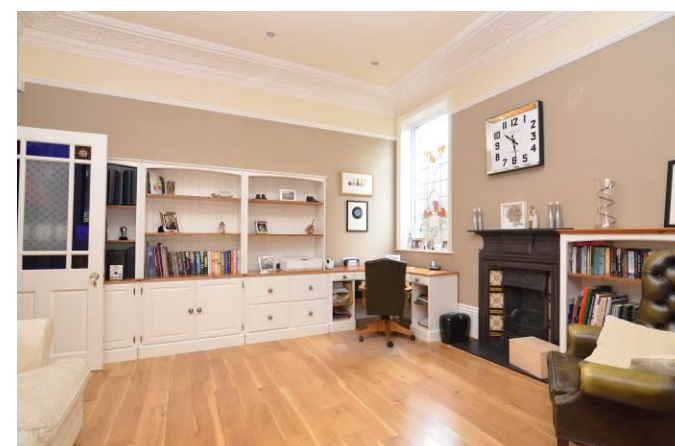
**Bedroom six** 13' 10" x 13' 2" (4.22m x 4.01m)

## Ensuite

**Family bathroom** 10' 10" x 10' 6" (3.3m x 3.2m)

## Second floor landing

**Bedroom seven** 28' 10" x 16' 8" (8.79m x 5.08m)



We are pleased to have been instructed to market this truly stunning 7 bedroom Victorian detached house. The house has been lovingly restored by its current owners to include period cornicing, stained glass and Victorian fireplaces and it now offers a property full of character but with a modern feel, making it the perfect family home.

The property briefly comprises: Grand entrance door leading into a fabulous entrance hall, front lounge and dining room both featuring beautiful cast iron Victorian fireplaces. To the rear of the property is a further reception/study room which opens onto a striking sunken 29'3 family room featuring a Victorian fireplace along with original stained glass window and original French doors opening onto the garden. The kitchen sits just off of the family room and offers a fantastic layout for entertaining. It features a variety of appliances and overlooks the rear garden. The ground floor also features a WC and utility room. To the first floor is the master bedroom with an en-suite bathroom and walk-in wardrobe, 5 further bedrooms, 2 with en-suites, and a further family bathroom. To the third floor is the seventh bedroom, currently being used as a gym with built-in sauna. Externally there is a front garden with off street parking for several cars, a double garage and walled rear garden.

Sidcup train station is just a short walk away, offering fast direct links into London's city centre.

Being situated in the borough of Bexley there is access to top schools including Merton Court, Birkbeck Primary School, Chislehurst & Sidcup Grammar School, Hurstmere, Dartford Grammar, St Olaves, Newsted Woods and Colfes.

Properties with this much attention to detail, character and high standard of presentation are rarely available so internal viewing is highly recommended.

## Main Features

- Stunning 7 bedroom Victorian detached house
- Restored to include period features
- Beautiful sunken 29'3 family room
- Delightful kitchen ideal for entertaining
- Master bedroom with en-suite and walk-in wardrobe
- Double glazed sash windows mainly fitted with shutters
- Third floor currently used as a study/gym with sauna
- Close to many sought after schools

## Additional Information

Council Tax Band H £3,048 per annum.  
Local authority Bexley London Borough Council  
Current EPC Rating 43  
Potential EPC Rating 70

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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