



20, St. Johns Road, Sidcup DA14 4HH
Asking Price £725,000



Offered to the market CHAIN FREE, Park Estates are delighted to present this characterful three bedroom detached home, enviably positioned on a sought after road in central Sidcup. The property is just a short walk from Sidcup High Street with its array of independent shops, bars, restaurants, excellent transport links, and highly regarded primary and secondary schools.

A superb family home, the ground floor comprises an inviting entrance hall, fitted kitchen, and two generous reception rooms. The first floor offers a galleried landing, luxury fitted bathroom, and three well proportioned bedrooms. Externally, the property enjoys a front garden with an impressive in and out driveway providing off street parking for 3–4 cars, attached garage, along with a secluded rear garden ideal for families and entertaining. Additional benefits include gas central heating and bi folding doors opening directly onto the rear garden.

Local Authority: Bexley
Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



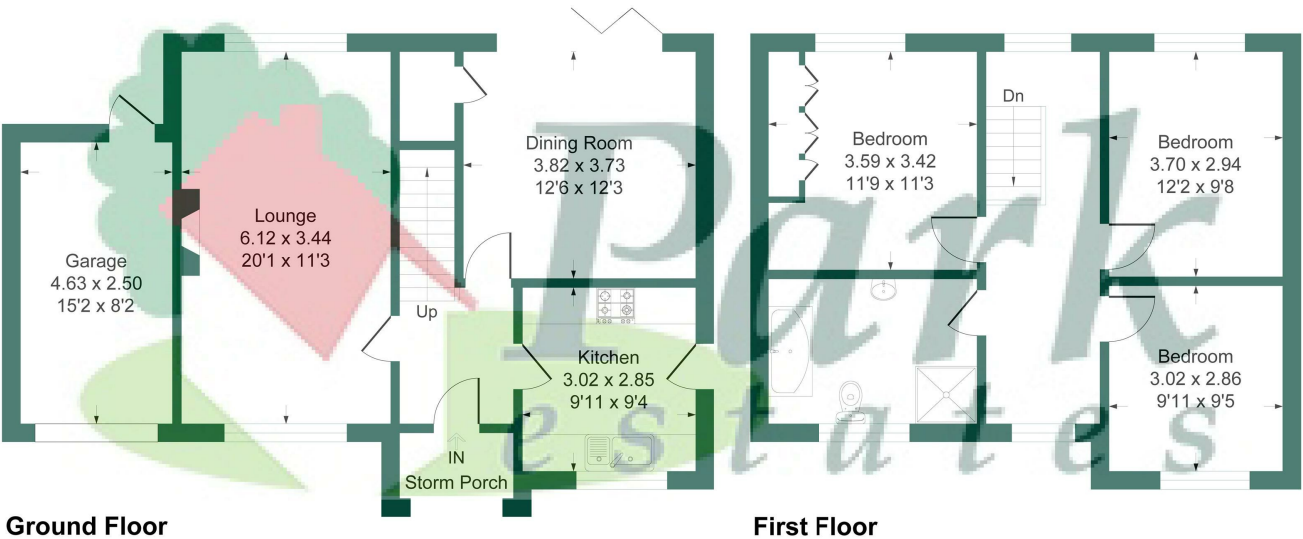
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St Johns Rd

Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.