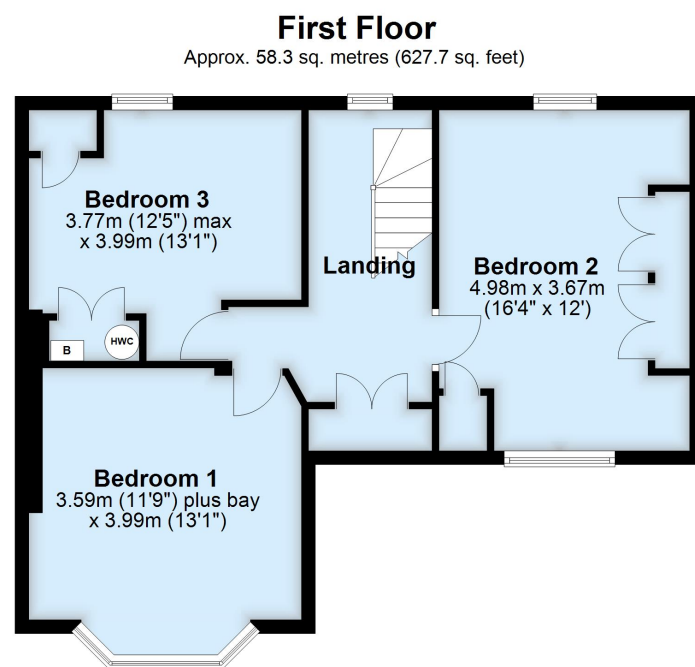
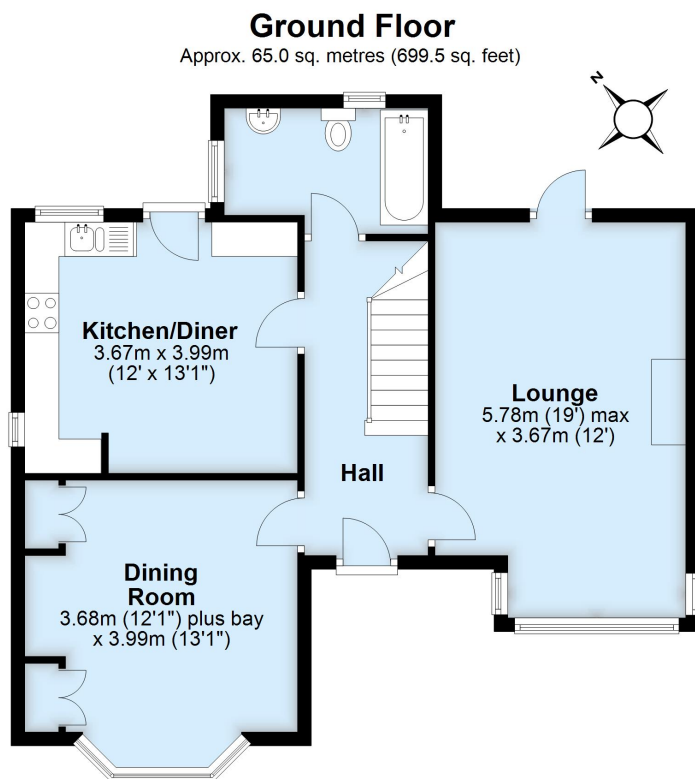


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total area: approx. 123.3 sq. metres (1327.1 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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Viewing by appointment with our Petts Wood Office - 01689 606666

32 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HX

Guide Price £850,000 Freehold

- Detached Family Home
- Three Double Bedrooms
- Nearby Reputable Schools
- Large Rear Garden
- Desirable Location
- Two Reception Rooms
- Close to Mainline
- Scope to Extend

32 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HX

Welcome to this charming double-fronted detached family home nestled in the highly sought-after area of Petts Wood. Offering a fantastic opportunity to create your dream living space, this property boasts spacious accommodation, a large rear garden, and scope for extension, making it perfect for families looking to put their own stamp on a home in a desirable location. The property is situated within walking distance of the town centre, mainline station, Station Square for good transport links, (R7 bus route in St Johns Road for Orpington amenities), plus nearby reputable schools (Crofton schools and Perry Hall school for Ofsted Outstanding) and pre-schools. The property comprises three double bedrooms, two reception rooms to front aspect, a breakfast kitchen and family bathroom. There is a substantial rear garden mainly laid to lawn, a driveway leading to the storage garage and wide front garden with border screening. There is scope to extend the rear elevation (subject to usual planning consent), double glazed windows and no onward chain. Please note the property requires some interior updating. For further information about this property please call Proctors - Petts Wood.

Location

From Station Square proceed into Fairway, proceed over Tudor Way into St Johns Road and the property is on the left.



GROUND FLOOR

Entrance Hall

Double glazed entrance door, quarry tiled floor, radiator, under stairs meter cupboard.

Lounge

Double glazed window to front, double glazed door to rear, feature fireplace surround, two radiators.

Dining Room

Double glazed bay window to front, fitted cabinets and shelves, radiator.

Dining Kitchen

Double glazed window to rear and side, double glazed door to garden, wall and base cabinets, built-in electric oven, gas hob unit, one and a half bowl sink unit.

Bathroom

Double glazed window to rear and side, bath, hand basin, W.C., radiator.

FIRST FLOOR

Landing

Bedroom One

Double glazed bay window to front, radiator.

Bedroom Two

Double glazed window to front and rear, two radiators, fitted wardrobes, built-in cupboard.

Bedroom Three

Double glazed window to rear, airing cupboard housing central heating boiler and hot water cylinder, eaves storage cupboard.

OUTSIDE

Rear Garden

Paved patio area, laid to lawn, established shrubs and trees, side gate to driveway and garage.

Detached Garage

Precast built garage.

Frontage

Private frontage, laid to lawn, driveway leading to garage.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F

