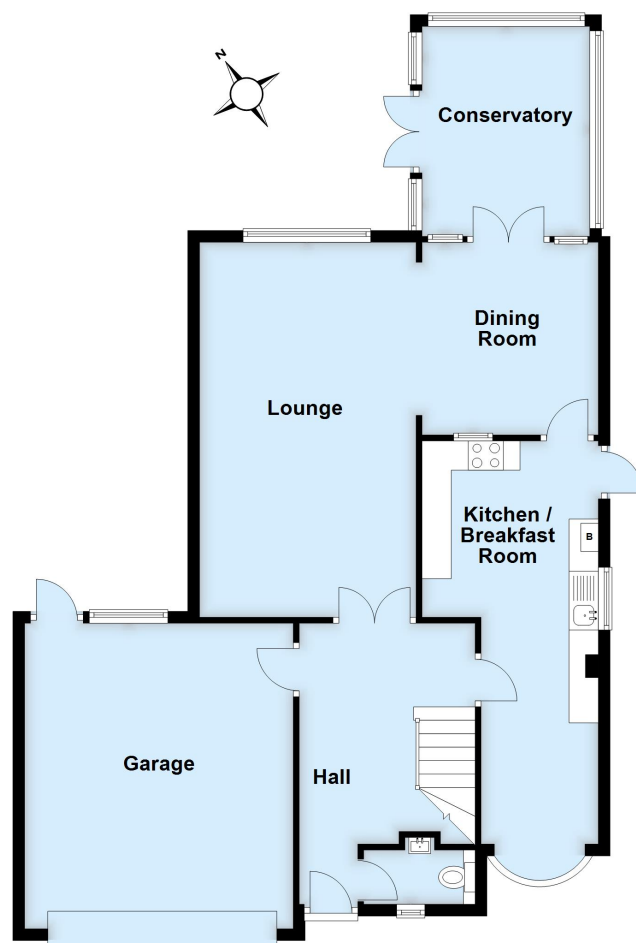


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	70	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

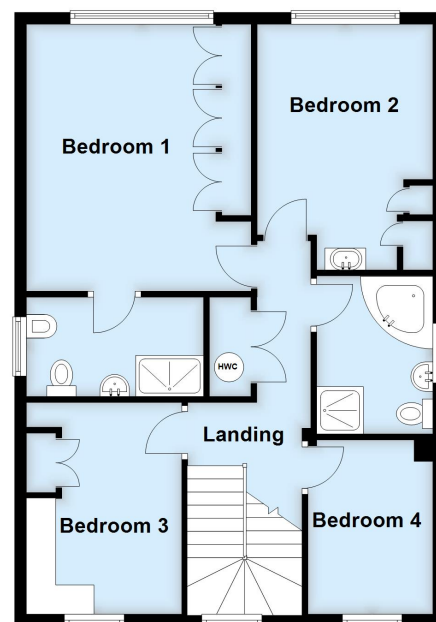
Ground Floor

Approx. 101.7 sq. metres (1094.5 sq. feet)



First Floor

Approx. 69.8 sq. metres (750.9 sq. feet)



Total area: approx. 171.4 sq. metres (1845.3 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

12 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HX
Guide Price £975,000 Freehold

- Deceptively Spacious
- En-Suite Shower
- Separate Dining Room
- Double Garage
- Four Bedrooms
- Generous Lounge
- Breakfast Kitchen
- Close to Mainline

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

This deceptively spacious detached family house is conveniently located for reputable schools Perry Hall and Crofton schools (both Ofsted outstanding for infants and juniors), grammar schools in Orpington St Olaves and Newstead Woods, Petts Wood town centre for an array of amenities, mainline station, good transport links in Station Square and the R7 bus route conveniently placed for Chislehurst to Chelsfield communities. The accommodation comprises four well proportioned bedrooms on the first floor, an en-suite shower room off the main bedroom, family bathroom, generous living room, separate dining room, breakfast kitchen, cloakroom, plus interior access to the double garage. There is an attractive double glazed conservatory which is heated and forming part of the living space and leads to the garden. The garden is laid to lawn and measures 45 ft deep with side access and a summer house. There is a wide frontage offering parking for two cars side by side. Benefits to note include double glazed windows, gas central heating, cavity wall insulation, well presented interior and security system. Interior viewing comes highly recommended by the Seller's Sole Agent, PROCTORS.

Location

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



Ground Floor

Entrance Hall

Double glazed entrance door, interior arch, radiator, wall light, deep under stairs cupboard, room thermostat, glazed French doors to living room

Cloakroom

Window to front, back to wall WC, hand wash basin, radiator.

Living Room

6.23m x 3.55m (20' 5" x 11' 8") Window to rear, wall lights, radiator, opening to dining room.

Dining Room

2.90m x 2.87m (9' 6" x 9' 5") Glazed French doors to conservatory, radiator, serving hatch, door to kitchen.

Double Glazed Conservatory

3.30m x 3.15m (10' 10" x 10' 4") Double glazed French doors and windows overlooking garden, radiator, ceiling light.

Breakfast Kitchen

6.78m x 2.85m (22' 3" x 9' 4") Door and window to side, wall and base cabinets, built-in electric oven, built-in gas oven, electric hob unit, single sink unit, plumbed for dishwasher, recess for fridge/freezer, open plan to breakfast room.

Breakfast Room Area

Bay window to front, radiator.

First Floor

Landing

High level window to front, access to loft via ladder, (insulated and part boarded) built-in double cupboard with hot water cylinder.

Bedroom One

4.46m x 3.53m (14' 8" x 11' 7") Window to rear, fitted wardrobes, matching furniture, radiator.

En-Suite Shower Room

2.72m x 1.57m (8' 11" x 5' 2") Window to side, white suite comprising WC, hand wash basin, bidet, shower cubicle, radiator, extractor fan, recessed ceiling lights, electric heated towel rail.

Bedroom Two

4.07m x 2.90m (13' 4" x 9' 6") (Into wardrobes) Window to rear, fitted wardrobes, hand wash basin on vanity unit, radiator.

Bedroom Three

3.47m x 2.44m (11' 5" x 8' 0") (into wardrobes) Window to front, fitted wardrobes, corner desk unit, radiator.

Bedroom Four

2.93m x 2.00m (9' 7" x 6' 7") Window to front, radiator.

Family Bathroom

2.52m x 1.86m (8' 3" x 6' 1") Window to side, oval bath, hand wash basin, WC, corner shower cubicle, shaver point, radiator.

Outside

Rear Garden

13.8m x 11.6m (45' 3" x 38' 1") Laid to lawn, established borders, summer house, garden shed, side access.

Double Garage

5.09m x 4.45m (16' 8" x 14' 7") Attached double garage with electric up and over door, door and window to garden, power and light, electric and gas meters.

Frontage

Private frontage with wide private driveway, laid to lawn, established flower beds and borders.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F