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Viewing by appointment with our Petts Wood Office - 01689 606666

## 29a St Johns Road, Petts Wood, Orpington, Kent, BR5 1HS

### Guide Price £750,000 Freehold

- Deceptively Spacious
- Two Double Bedrooms
- Two Receptions
- Orangery/Garden Room
- Detached Bungalow
- Extended to Rear
- Well Presented
- Desirable Location



## 29a St Johns Road, Petts Wood, Orpington, Kent, BR5 1HS

This detached bungalow has been extended to the rear elevation to provide spacious living accommodation, ideal for a young family or purchaser looking to downsize. There are two double bedrooms with generous fitted wardrobes, a spacious lounge open plan to a separate dining room, an attractive orangery with heat and double glazed roof lantern, a modern gloss beige kitchen, shower room off the hall and storm side porch. Outside you will note an attractive 95ft approx. south west facing rear garden, an integral garage of 4.95m by 2.77m and private driveway for ample parking. The property is conveniently placed for Petts Wood town centre, mainline station, good transport links in Station Square, nearby reputable schools (Crofton Schools and Perry Hall school for Ofsted Outstanding), plus an hourly R7 bus service in St Johns Road serving Petts Wood and Orpington amenities. Additionally, the property offers CHAIN-FREE occupation, a well presented interior, double glazed windows and gas central heating. To fully appreciate the space on offer, interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

### Location

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



### Entrance Porch

Double glazed entrance door, porch light.

### Entrance Hall

Inner glazed door with stained glass leaded light feature, radiator, access to loft via ladder (housing central heating boiler), deep storage cupboard.

### Lounge

4.71m x 3.36m (15' 5" x 11' 0") Two windows to side of chimney breast, Limestone fireplace surround, gas coal effect fire, radiator, opening to dining room.

### Dining Room

3.38m x 3.02m (11' 1" x 10' 0") Sliding patio doors to rear garden, radiator, opening to orangery.

### Orangery With Roof Lantern

2.90m x 2.57m (9' 6" x 8' 5") French doors to rear with additional windows, ceiling with double glazed roof lantern, ceramic tiled floor, radiator, recessed ceiling lights, window blinds, arch opening to kitchen.

### Kitchen

Window to side, range of gloss beige wall and base cabinets, built in electric oven, separate combination oven, electric hob set in work top, stainless steel splash back to extractor chimney, integrated fridge and freezer, one and a half bowl sink unit and drainer, integrated dishwasher, plumbed for washing machine, radiator, recessed ceiling lights, pelmet lights, pull out larder unit.

### Bedroom One

3.95m x 3.37m (13' 0" x 11' 1") (into bay window plus wardrobe) Bay window to front, fitted wardrobes, radiator, matching bedroom furniture.

### Bedroom Two

3.54m x 3.18m (11' 7" x 10' 5") (into wardrobe) Window to side, radiator, fitted wardrobes.

### Family Shower Room

2.57m x 1.68m (8' 5" x 5' 6") Window to side, white suite comprising back to wall W.C, hand basin set on vanity unit, large shower cubicle, chrome heated towel rail, recessed ceiling lights,

floor.

### OUTSIDE

#### Rear Garden

95FT approx. South east facing aspect with paved patio area, laid to lawn, established shrubs and trees, electric sun awning, outside socket and tap, greenhouse. side access with gate.

#### Integral Garage

4.95m x 2.77m (16' 3" x 9' 1") Double vehicular doors, window to side, gas and electric meters, circuit breaker.

#### Frontage

Private driveway to front, raised flower beds, side access gate.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: F

