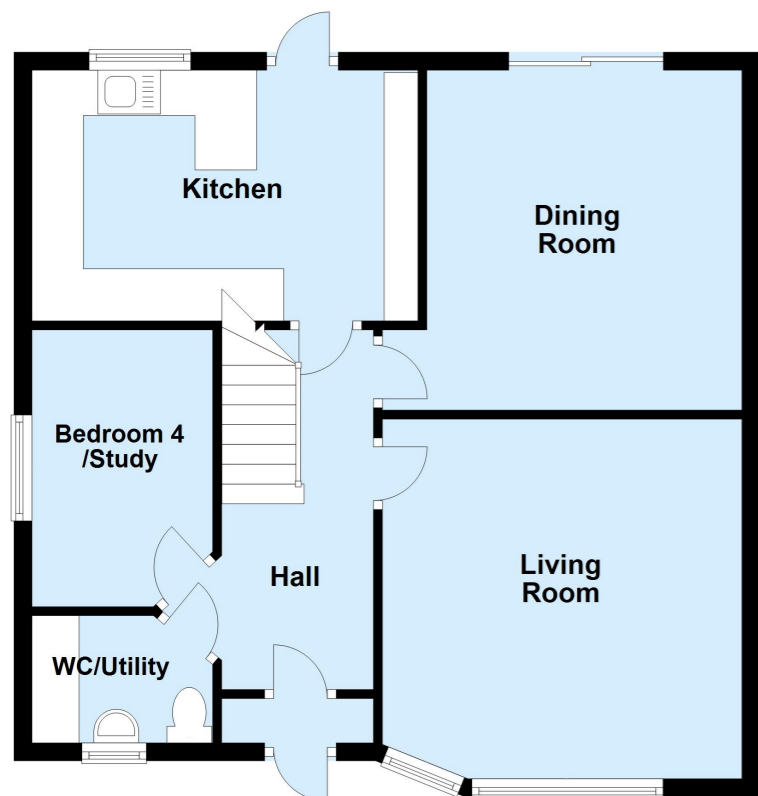


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



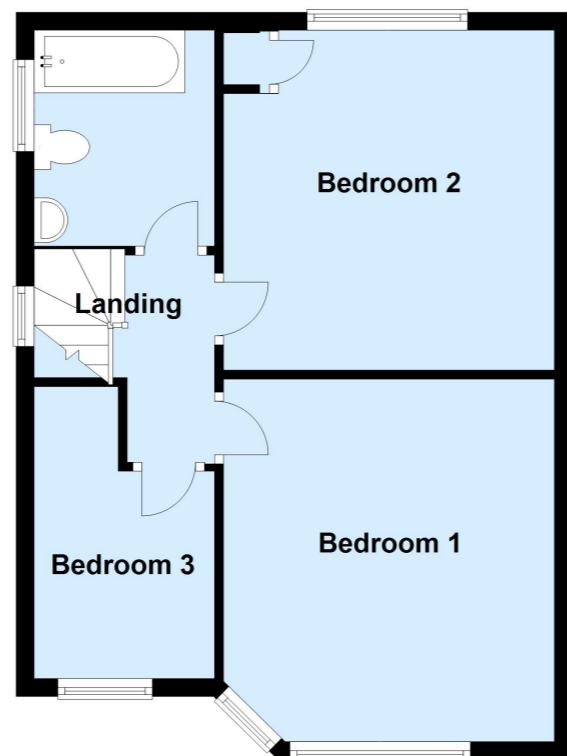
### Ground Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



### First Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 105.5 sq. metres (1135.1 sq. feet)

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



Viewing by appointment with our Petts Wood Office - 01689 606666

63 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HT  
**£675,000 Freehold**

- Extended Semi-Detached
- Three/ Four Bedrooms
- Two Reception Rooms
- Breakfasting Kitchen
- Ground Floor W.C./Utility
- South Facing Garden
- Ground Floor Study/Bedroom 4
- Private Driveway To Front

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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## 63 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HT

This 1930's Davis built semi-detached house has been extended to the side elevation to provide a desirable breakfasting kitchen, a ground floor home office or 4th bedroom and utility room/cloakroom off the hall. There are three bedrooms on the first floor, a bright lounge to front aspect, separate dining room and family bathroom. The property is conveniently situated within easy walking distance of all amenities including Petts Wood mainline station (providing a frequent Southeastern service to five mainline London stations, DLR via Lewisham and Thameslink service via Bromley South), good transport links in Station Square, nearby Crofton Schools (Ofsted Outstanding for Infants and Juniors) R7 bus route in St Johns Road, local parks and National Trust Woodland for outdoor leisure pursuits. Benefits include double glazed windows, gas central heating, south west aspect rear garden, private driveway for two cars plus bright and airy rooms. EXCLUSIVE TO PROCTORS.

### Location

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



### GROUND FLOOR

#### Entrance Porch

Single glazed door to front, porch light, quarry tiled floor.

#### Entrance Hall

3.73m x 1.65m (12' 3" x 5' 5") Double glazed entrance door, under stairs storage cupboard, room thermostat.

#### Lounge

4.00m x 3.53m (13' 1" x 11' 7") (Into alcove) Double glazed bay window to front, fireplace surround with gas coal effect fire, radiator.

#### Dining Room

3.81m x 3.53m (12' 6" x 11' 7") (Into alcove) Double glazed patio doors to rear, feature fireplace surround with gas coal effect fire, radiator cabinet.

#### Breakfasting Kitchen

4.28m x 2.81m (14' 1" x 9' 3") Double glazed window to rear, range of modern fitted wall and base units, built-in double oven, gas hob unit set in work top, integrated fridge/freezer, plumbed for washing machine, one and a half bowl sink unit, stainless steel extractor chimney, tiled

splash-back, recessed ceiling spot lighting.

#### Breakfasting Area

Double glazed door to garden, breakfast bar, range of coordinating wall and base cupboards, recessed ceiling lighting.

#### Home Office/ 4th Bedroom

2.75m x 2.06m (9' 0" x 6' 9") Double glazed window to side, radiator, access to storage loft.

#### Utility Room/ Cloakroom (off the hallway)

Double glazed window to front, plumbed for washing machine, work surface, wall storage units, low level WC, hand basin, chrome heated towel rail, ceramic tiled floor, extractor fan.

### FIRST FLOOR

#### Landing

Double glazed window to side, access to loft via ladder.

#### Bedroom One

4.14m x 3.22m (13' 7" x 10' 7") Double glazed bay window to front, radiator, built-in wardrobes.

#### Bedroom Two

3.81m x 3.22m (12' 6" x 10' 7") Double glazed window to rear, radiator, built-in

cupboard housing hot water cylinder.

#### Bedroom Three

2.37m x 1.95m (7' 9" x 6' 5") Double glazed window to front, radiator, built-in cupboard.

#### Bathroom

2.48m x 1.93m (8' 2" x 6' 4") Double glazed window to side, white suite comprising bath with shower screen, low level WC, hand basin, chrome heated towel rail, recessed ceiling lighting, extractor fan, wall cabinet, mirror

### OUTSIDE

#### Garden

Paved patio area, laid to lawn, established borders, garden shed.

#### Frontage

Private driveway to front, parking for two cars.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: E

