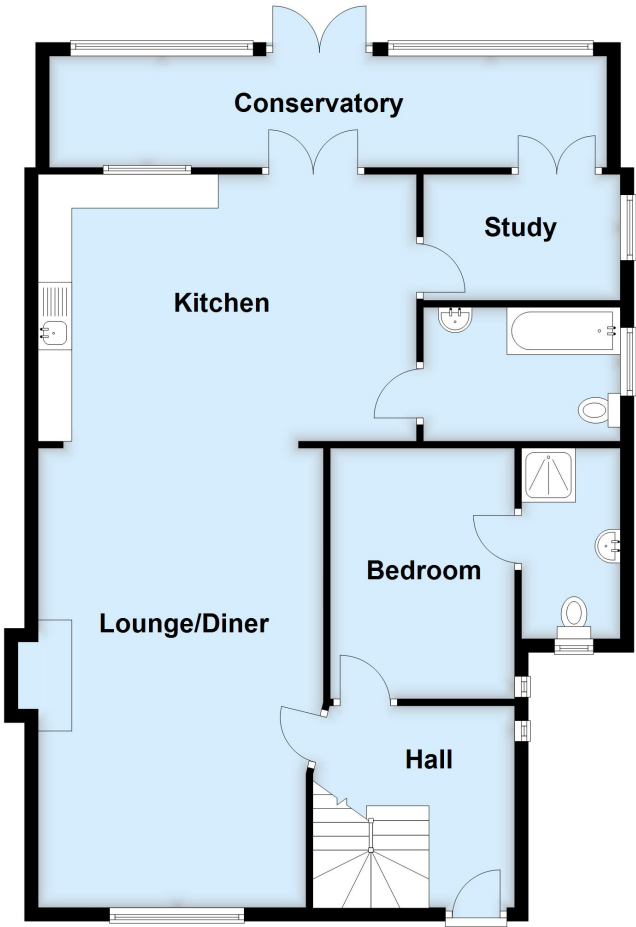




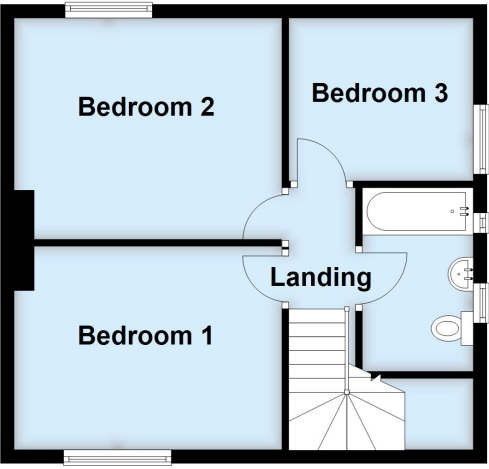
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



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

55 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HT  
**Guide Price £750,000 Freehold**

- Deceptively Spacious
- Refurbished & Extended
- Four Bedrooms
- Separate Home Office
- 1930s Semi Detached
- Social Living Space
- Three Bathrooms
- Flexible Accommodation

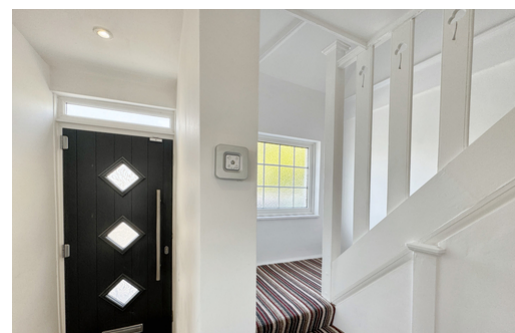
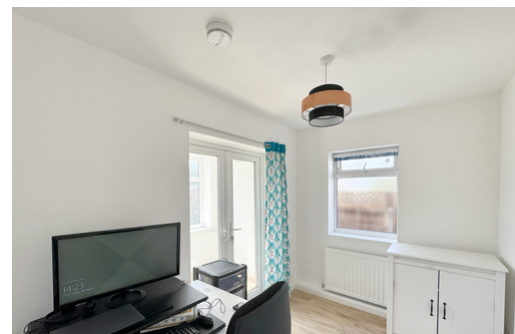


## 55 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HT

This deceptively spacious 1930s built semi detached house has been extended by the present owners to provide versatile and flexible accommodation, ideal for two generational living or where a ground floor bedroom and en-suite is preferable. The property briefly comprises four bedrooms, two extra family bathrooms, an impressive social living space of 10.80m x 4.27m, a separate home office and conservatory with a solid roof. The open plan area offers a family/TV area, kitchen and dining area. There is a deep frontage, private block-paved driveway for three cars and south facing rear garden. Features include gas central heating, a pressurised hot water system, double glazed windows, recessed LED lighting, serviced security system and well-presented interior. The property is situated within close walking distance of the town centre for an array of amenities, Petts Wood mainline station, Crofton schools (Ofsted outstanding for infants and juniors) plus good transport links in Station Square serving Bromley and Orpington amenities. Exclusive to PROCTORS.

### Location

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



### Ground Floor

#### Entrance Hall

Double glazed entrance door, double glazed window to side, built-in cupboard housing central heating boiler.

#### Social Living Space

10.80m x 4.27m (35' 5" x 14' 0")

#### Lounge Area

Double glazed window to front, open plan to dining kitchen, radiator.

#### Dining Kitchen

Double glazed window to rear, double glazed French doors to conservatory, range of gloss grey wall and base cabinets, built-in electric oven with microwave oven, gas hob unit set in quartz worktop, stainless steel extractor chimney, integrated dishwasher, acrylic sink unit, mixer tap, radiator, roof light.

#### Home Office

3.08m x 2.19m (10' 1" x 7' 2") Double glazed French doors to conservatory, double glazed window to side, radiator.

#### Bedroom Three

3.82m x 2.41m (12' 6" x 7' 11") Double glazed window to side, radiator, door to en-suite.



### En-Suite Shower Room

Double glazed window to front, white suite comprising shower cubicle with built-in shower controls, hand wash basin on vanity unit, WC, extractor fan, chrome heated towel rail.

### Bathroom One

3.09m x 1.32m (10' 2" x 4' 4") Double glazed window to side, white suite comprising bath, hand wash basin on vanity unit, WC, extractor fan, chrome heated towel rail.

### Conservatory With Solid Roof

8.24m x 1.65m (27' 0" x 5' 5") Double glazed French doors and windows to rear aspect, two radiators, plumbed for washing machine.

### First Floor

#### Landing

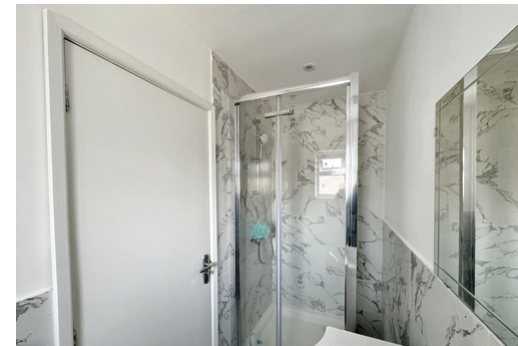
Double glazed window to front (half landing), access to loft.

#### Bedroom One

3.43m x 3.04m (11' 3" x 10' 0") Double glazed window to front, fitted wardrobes, radiator.

#### Bedroom 2

3.62m x 2.77m (12' 0" x 9' 1") Double



glazed window to rear, radiator.

### Bedroom Four

2.52m x 1.96m (8' 3" x 6' 5") Double glazed window to side, built-in cupboard housing pressurised hot water cylinder, radiator.

### Bathroom Two

Double glazed window to side, white suite comprising corner bath, hand wash basin on vanity unit, WC, toilet jet spray.

### Outside

#### Garden

A south west facing garden with paved patio area, laid to lawn, garden shed.

#### Frontage

Block-paved driveway for three cars, garden laid to lawn, established trees.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E