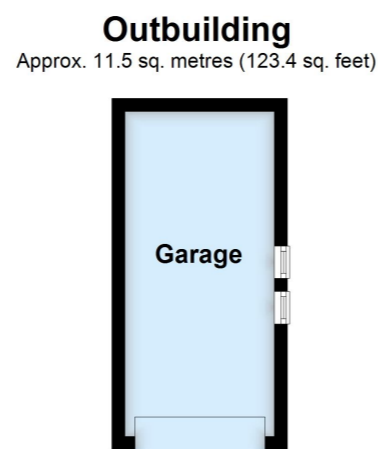
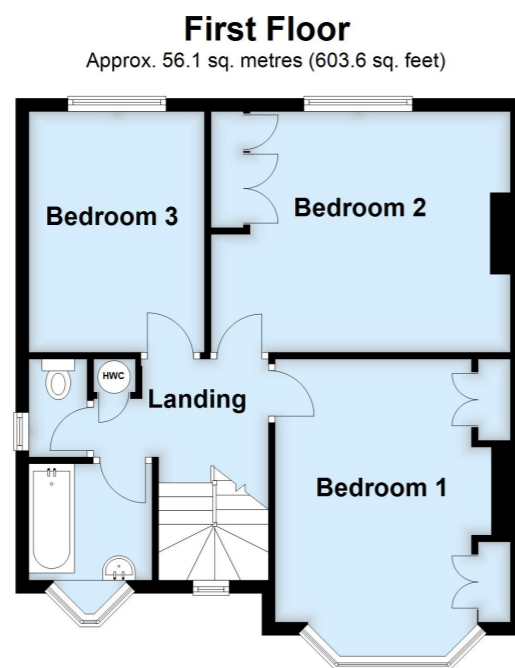
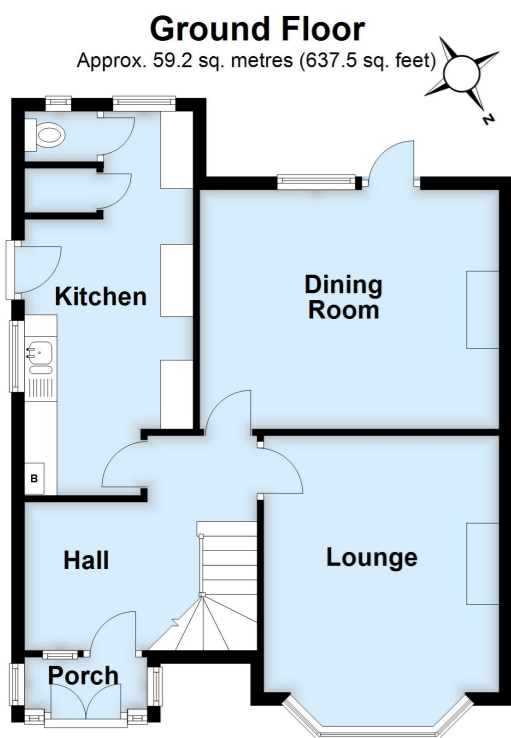


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Total area: approx. 126.8 sq. metres (1364.5 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 fee 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 "www.proctors.london"



Viewing by appointment with our Petts Wood Office - 01689 606666

21 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HS

Guide Price £735,000 Freehold

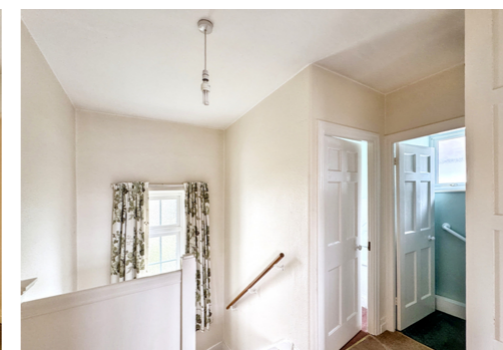
- 1930's Character Semi
- Two Reception Rooms
- Deep Private Drive
- Detached Garage
- Three Double Bedrooms
- Wide Frontage
- Scope to Extend (STPP)
- Nearby Reputable Schools

21 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HS

This spacious 1930's built semi detached character house occupies a sought after location within walking distance of Petts Wood Station Square, mainline station, reputable nearby schools (Crofton schools and Perry Hall schools for Ofsted Outstanding), good transport links (R7 in St Johns Road), walkable to Orpington amenities and open green spaces. The property features three double bedrooms on the first floor, two generous reception rooms, a sizeable kitchen, cloakroom, bathroom and separate W.C. There is a south west aspect rear garden laid to lawn with deep borders, a side driveway measuring 24ft by 12ft providing scope to extend (Subject to usual planning consent), and original detached garage with a pitched and tiled roof. Benefits include double glazed windows, gas central heating (boiler serviced yearly), light and airy rooms, neutral interior and no onward chain. Exclusive to **Proctors**.

Location

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



GROUND FLOOR

Entrance Porch

Single glazed doors and windows.

Entrance Hall

3.60m x 3.30m (11' 10" x 10' 10") Double glazed inner door to hall, under stairs meter cupboard, room thermostat, radiator.

Lounge

4.52m x 3.56m (14' 10" x 11' 8") (into bay window and alcove) Double glazed window to front, radiator, fireplace surround.

Dining Room

4.57m x 3.65m (15' 0" x 12' 0") (into alcove) Double glazed French door and feature window to rear overlooking garden, fire place surround with gas fire (not tested), radiator.

Kitchen

5.75m x 2.55m (18' 10" x 8' 4") Double glazed door to side with double glazed window, double glazed window to rear, wall and base cabinets, deep pantry cupboard, gas cooker plus washing machine to remain, radiator, wall mounted central heating boiler, one and half bowl sink unit.

Cloakroom

Window to side, W.C, hand basin.

FIRST FLOOR

Landing

Double glazed window to front, access to loft, built in airing cupboard housing hot water cylinder.

Bedroom One

4.69m x 3.60m (15' 5" x 11' 10") (into alcove) Double glazed bay window to front, fitted wardrobes, dressing table, radiator.

Bedroom Two

4.60m x 3.65m (15' 1" x 12' 0") (into alcove) Double glazed window to rear, fitted wardrobe, radiator.

Bedroom Three

3.65m x 2.56m (12' 0" x 8' 5") Double glazed window to rear, radiator.

Bathroom

1.88m x 1.78m (6' 2" x 5' 10") Double glazed Oriel bay window to front, bath, hand basin on vanity unit, radiator.

Separate W.C

Double glazed window to side, W.C.

OUTSIDE

Garden

An attractive rear garden with a south west facing aspect. Paved patio area, laid to lawn, mature borders with evergreen shrubs, trees and beds, two garden sheds, wide drive to front and side elevation, double gates for vehicular access.

Detached Garage

5.29m x 2.23m (17' 4" x 7' 4") Brick built detached garage with pitch and tiled roof, up and over door, power and light, windows to side.

Side Driveway

24' 0" x 12' 0" (7.32m x 3.66m) Double vehicular gates, outside tap, door from kitchen. Potential area to extend (subject to usual planning consent).

Frontage

Private front garden laid to lawn, established shrubs, walled frontage, private driveway.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F