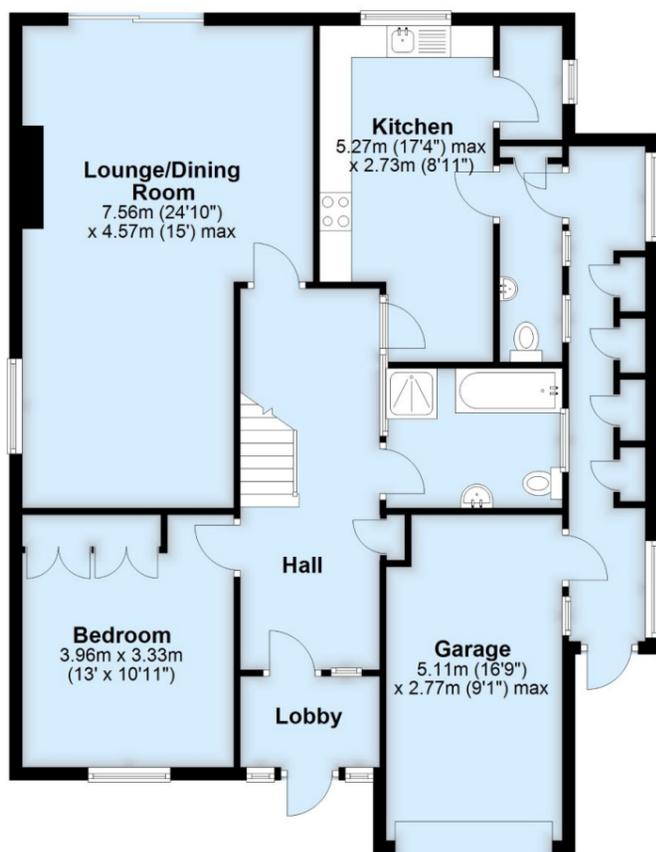


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



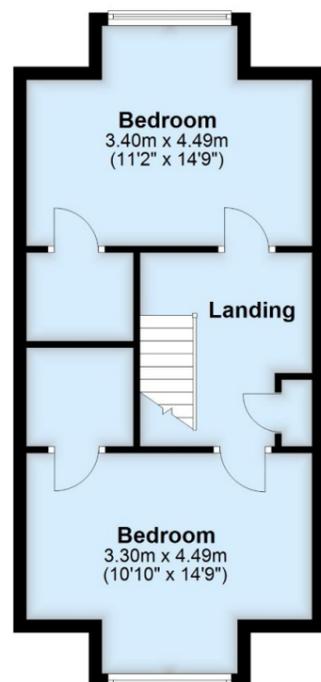
Ground Floor

Approx. 111.9 sq. metres (1204.6 sq. feet)



First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 153.5 sq. metres (1652.6 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

90 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HY Offers Over £800,000 Freehold

- Building/Invest Opportunity
- Three Bedrooms
- Large Rear Garden
- Planning Approval
- Dormer Bungalow
- Lounge/Diner
- Private Driveway
- Newly Reputable Schools

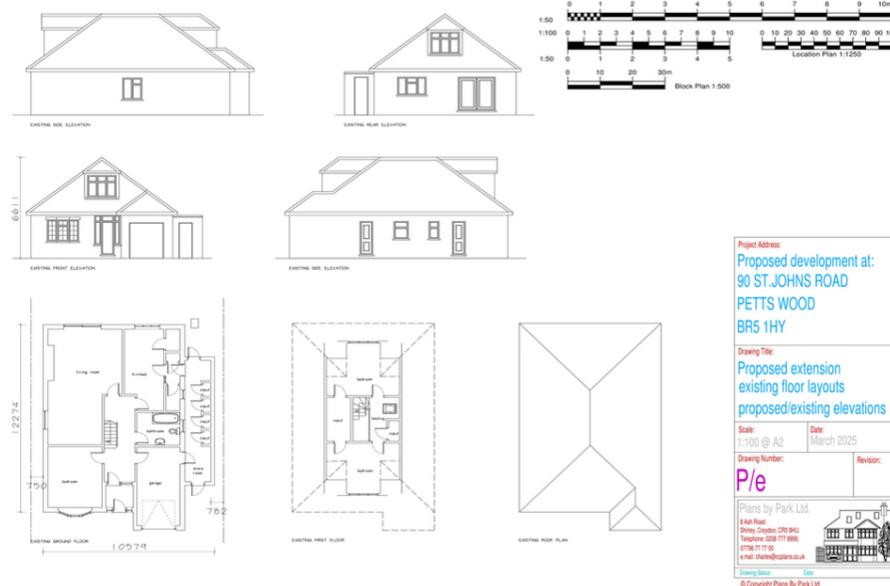
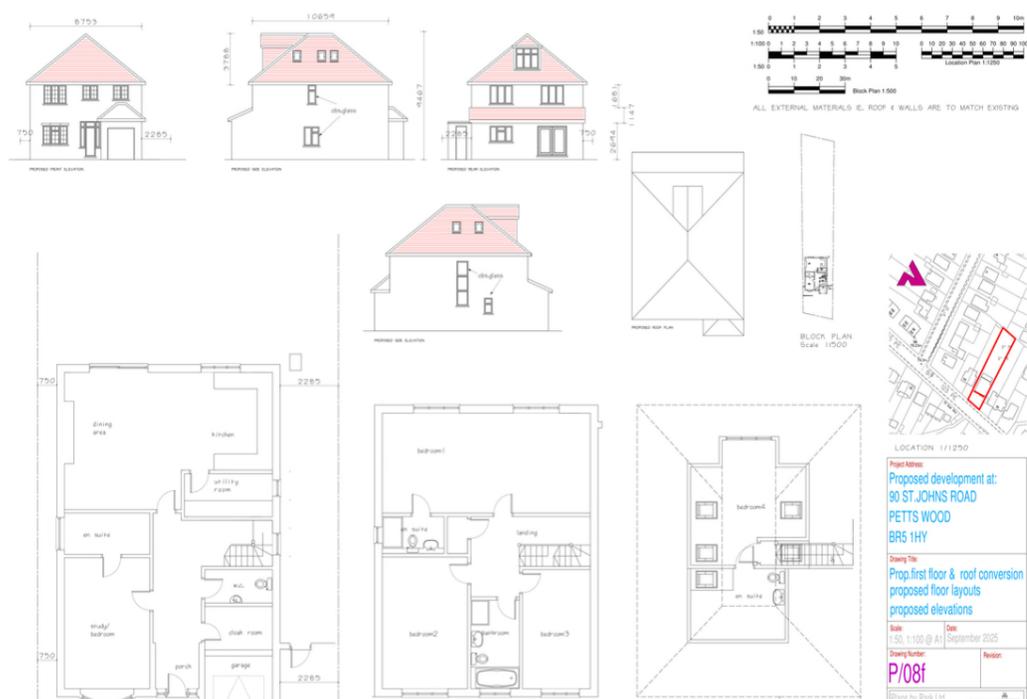


90 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HY

BUILDING PROJECT WITH PLANNING PERMISSION APPROVED. This detached dormer bungalow features planning permission granted for a four bedroom family house with integral garage, should you be looking for a design and build investment. The property currently offers three bedrooms arranged over two floors, a spacious lounge/diner, kitchen, bathroom, and cloakroom. For the garden enthusiast, you will note a picturesque 130ft by 38ft rear garden mostly laid to lawn, a private frontage and driveway. The property is ideally placed for Crofton Schools (Ofsted Outstanding in all areas - infants and Juniors), Petts Wood mainline station, Station Square for an abundance of independent shops and larger stores, plus good transport links serving Orpington and Bromley larger communities. Ideal for retirement and downsizing being so close to Station Square amenities, or opportunity to develop a lovely family home close to all amenities. Viewing comes highly recommended by the Sellers' Agent.

Location

From Station Square proceed along Fairway, cross over Tudor Way into St John's Road and the property is on the left.



GROUND FLOOR

Entrance Porch

Entrance Hall

Glazed entrance door, radiator, built in cupboard, open plan staircase.

Lounge/Diner

Patio doors to rear aspect, feature fireplace plus chimney breast, radiator, wall lights, open plan to dining area,

Dining Area

Double glazed window to side, radiator, wall lights.

Kitchen

Double glazed window to rear, wall and base cabinets, oven with gas hob, plumbed for dishwasher, one and half bowl sink unit, extractor hood, breakfast bar, wall mounted central heating boiler, door to store room which is plumbed for washing machine and has a window, radiator, ceramic tiled floor, glazed door to porch.

Side Porch

Glazed door to lean-to, storage area, built in cupboard.

Cloakroom

Window to side, W.C, hand basin.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator.

Bathroom (Off Hallway)

Window to side, white suite comprising bath, hand basin, W.C, separate shower cubicle, extractor fan, radiator and towel heater, wall cabinet, wall electric heater, ceramic tiled floor.

FIRST FLOOR

Landing

Skylight window to side, built in cupboard housing hot water cylinder.

Bedroom Two

Dormer double glazed window to rear, hand basin on vanity unit, radiator, walk-in cupboard, access to eaves storage.

Bedroom Three

Double glazed dormer window to front, radiator, walk-in storage cupboard.

OUTSIDE

Side Lean-To

Glazed door to garden, window to side, Perspex lean-to roof, wall light, door to garage. Door to front elevation.

Rear Garden

130' 0" x 38' 0" (39.62m x 11.58m) Paved

patio area, laid to lawn, established shrubs and trees, garden sheds.

Garage

Single garage, electric up and over door, window to side, door from lean-to.

Frontage

Private driveway and lawned front garden.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: F

Agents Note

Planning Approval, London Borough of Bromley

Reference: 25/05737/LDC
 Single Storey Rear Extension

Reference 25/04977/HPA

Part garage conversion, demolition of existing side extension, first floor front, rear and both side extensions, loft conversion with five side roof lights and rear roof dormer and elevational alterations.