

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>	75	
(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	



Viewing by appointment with our Petts Wood Office - 01689 606666

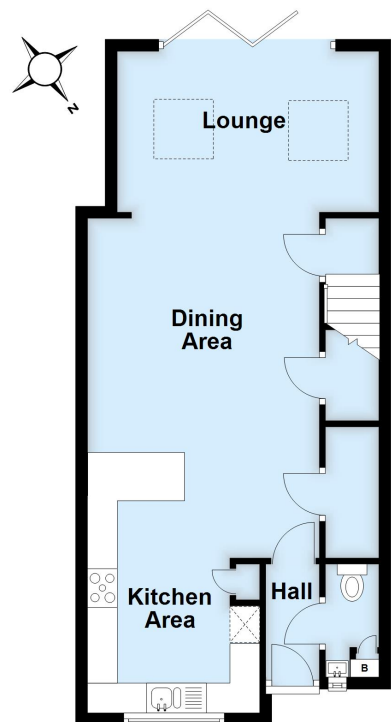
## 9 Dunstan Glade St Johns Road, Petts Wood, BR5 1HU

### Guide Price £750,000 Freehold

- Exceptional Town House
- High Specification
- Five Generous Bedrooms
- Remodelled Bathrooms
- Redesigned Interior
- Social Living Space
- Stylish Kitchen
- Crofton Catchment

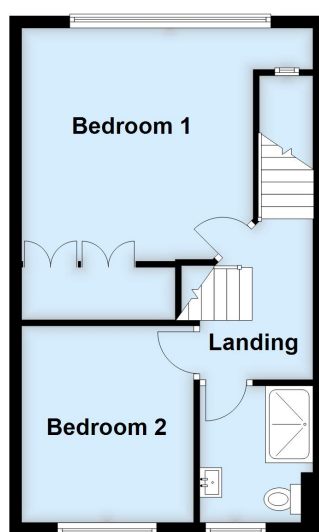
### Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



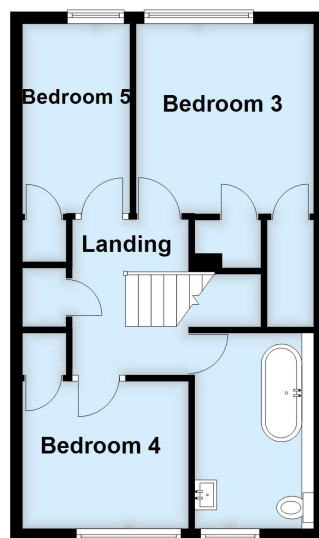
### First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



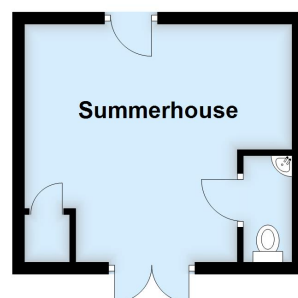
### Second Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



### Outbuilding

Approx. 18.0 sq. metres (193.4 sq. feet)



Total area: approx. 151.8 sq. metres (1634.0 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.  
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## 9 Dunstan Glade St Johns Road, Petts Wood, BR5 1HU

The owners of this inner terrace town house have spared no expense or imagination in completely re-designing the floor areas and creating the perfect family home. Interior viewing comes highly recommended to appreciate the attention to detail and space on offer. Starting with the ground floor you will be impressed by the social living space of 11.5m by 4.25m providing a generous living and dining area. The extended lounge area offers wall to wall bi-fold doors coupled with two ceiling lights, adding extra brightness and an airy feel. The contemporary Shaker style kitchen provides Bosch integrated appliances, quartz work surfaces and a sociable peninsular breakfast bar. The entrance porch leads to a re-modelled cloakroom housing the combi-boiler. There are five generous bedrooms, a quality fitted shower room and luxury family bathroom arranged over the first and second floors. Outside you will find a well stocked landscaped garden offering a choice of two decked patio areas, a BBQ area for alfresco dining, plus a sizeable garden outbuilding. Here you will find a purpose built man cave with bar for social gatherings or this could make an ideal home office or gym. Features include 5th bedroom/ Home office, luxury vinyl flooring with under floor gas heating (ground floor area), all modern lighting with dimmers, neutral interior throughout, south-west facing garden, integrated house sprinkler system, gas central heating, fully double glazed, and private driveway for two cars. Exclusive to **PROCTORS**.

### Location

From Satation Square, proceed into Fairway, cross over Tudor Way into St. John's Road and Dunstan Glade is on the right.



### Ground Floor

#### Entrance Hall

Solid entrance door.

#### Cloakroom

Double glazed window to front, WC, hand wash basin on vanity unit.

#### Social Living Space

11.5m x 4.25m (37' 9" x 14' 0")

#### Living & Dining Area

Double glazed bi-fold doors to garden with integrated Venetian blinds, bespoke media wall unit with Shaker style cabinetry and display shelves, two ceiling window lights, recessed ceiling lights, room thermostat, dining area open plan to breakfast kitchen, deep built-in cupboard housing central heating boiler manifolds, walk-in storage cupboard housing washing machine and tumble dryer (negotiable), room thermostat.

#### Breakfast Kitchen Area

Double glazed window to front, range of quality Shaker style wall and base cabinets, integrated appliances comprising Bosch double oven, tall larder fridge, separate freezer, dishwasher, wine chiller, Bosch induction hob set on quartz work surface, concealed extractor hood, inset ceramic one and a half bowl sink unit with fluted drainer, recessed ceiling light. Peninsular breakfast bar with pendant ceiling lights.

#### Landing

Stairs to second floor, room thermostat. Has a light and airy feel.

### First Floor

#### Bedroom One

4.00m x 3.79m (13' 1" x 12' 5") Large double glazed window to rear, radiator, deep double fitted wardrobes, deep recess with feature interior window.

#### Bedroom Two

3.01m x 2.72m (10' 0" x 9' 0") Double glazed window to front, radiator.

#### Family Shower Room

2.10m x 1.78m (7' 0" x 5' 10") Double glazed window to front, contemporary white suite comprising open end shower cubicle with built-in controls and rain forest shower head, hand wash basin on vanity unit, WC, heated towel rail, extractor fan, recessed ceiling lights, tiled interior, electric toothbrush holder.

### Second Floor

#### Landing

Built-in linen cupboard, access to loft via ladder.

#### Bedroom Three

3.06m x 2.83m (10' 0" x 9' 3") Double glazed window to rear, radiator, built-in deep wardrobe, built-in deep storage cupboard.

#### Bedroom Four

2.76m x 2.29m (9' 1" x 7' 6") Double glazed window to front, radiator, built-in deep wardrobe.

#### Bedroom Five/Home Office

Double glazed window to rear, radiator, built-in deep wardrobe.

### Family Bathroom

Double glazed window to front, stylish interior with Lusso free standing oval bath, wall mounted taps, hand wash basin on vanity unit, back to wall WC, heated towel rail, recessed ceiling lights, extractor fan, porcelain tiled interior.

### Outside

#### South West Garden

Decked patio area, exterior lighting, established borders with mature shrubs, laid to synthetic lawn, additional decked seating area with dedicated BBQ fire pit.

#### Garden Room/Social Bar

4.33m x 3.90m (14' 2" x 12' 10") French doors, wall mounted TV (negotiable), recessed ceiling lights, purpose built drinks bar with solid oak surface, plumbed for water, space under worktop for appliances (negotiable), own circuit breaker, door to rear aspect.

#### Frontage

Private frontage, parking for two cars, resin drive base.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E