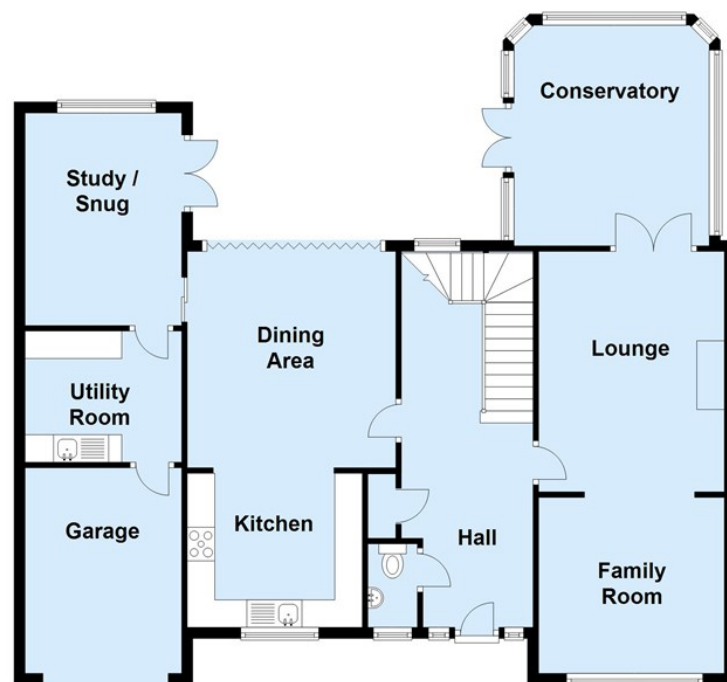


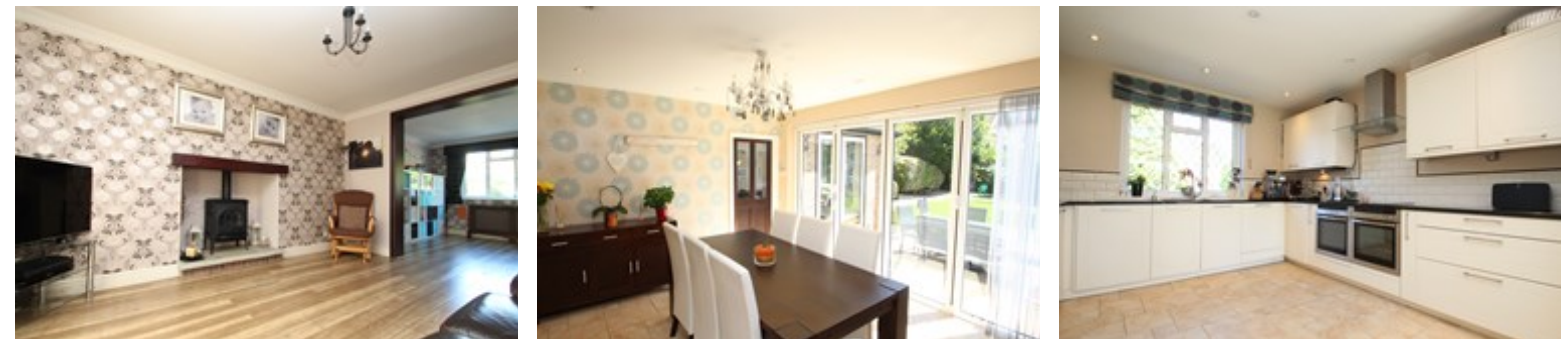
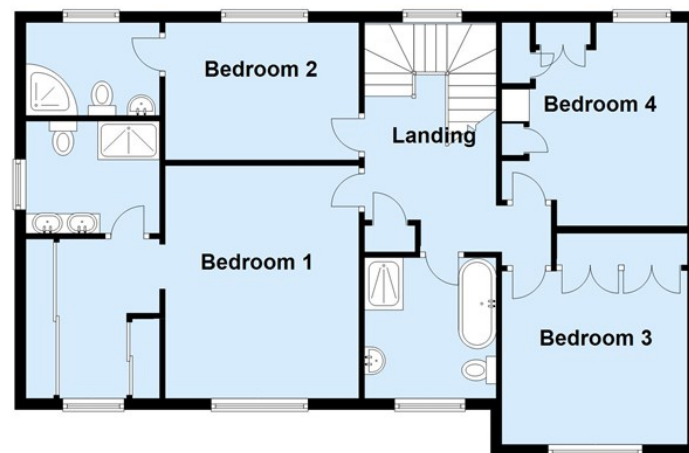
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
	EU Directive 2002/91/EC	



Ground Floor



First Floor



Viewing by appointment with our Petts Wood Office - 01689 606666

19 St Johns Road, Petts Wood, Orpington, Kent, BR5 1HS
£1,195,000 Freehold

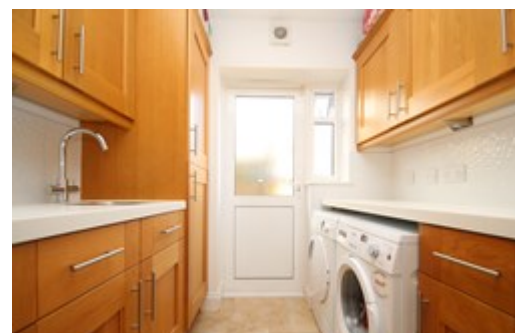
- Exceptionally Spacious
- Mock Tudor Detached
- Four Double Bedrooms
- Four Receptions
- Sociable Dining Kitchen
- Three Bathrooms
- Separate Utility Room
- Desirable Location

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

This extended Mock Tudor detached family house features four double bedrooms, two en-suite shower rooms, dressing room off the master bedroom and a desirable sociable dining kitchen, all perfect for the growing family in mind. Situated in a popular residential road, the property is conveniently placed for Petts Wood town centre for its great range of shops, restaurants and cafes, mainline station, nearby transport links, reputable local schools and selective schools in Orpington. There are four reception areas comprising through lounge and family room, open plan dining room off the kitchen, separate study/snug room, double glazed conservatory with heat and air conditioning, utility room leading to an integral garage, cloakroom off the character hallway and contemporary family bathroom with separate shower. You will enjoy a south west facing garden with Indian stone patio and mature frontage with carriage driveway for three cars. Key features include; double glazing, gas central heating, pressurised hot water system, under floor heating to three zones, Cat 6 networking throughout, well presented interior, light and airy rooms, security system and chain free possession. Exclusive to Proctors.

Location

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



Ground Floor

Entrance Porch

Open style Tudor porch, tiled roof with porch light.

Entrance Hall

7.13m x 2.03m (23' 5" x 6' 8") Double glazed leaded light entrance door and windows, radiator cabinet, Karndean wood effect flooring, under stairs cupboard, deep coat cupboard, wall lights.

Cloakroom

Double glazed leaded light Oriel bay window to front, back to wall low level WC, hand basin set on vanity unit, chrome heated towel rail, ceramic tiled floor, wall mirror, recessed ceiling lighting.

Through Lounge

8.30m x 3.38m (27' 3" x 11' 1") French doors to conservatory, feature cast iron coal burner (gas effect) set in recessed chimney breast, Karndean wood effect flooring, TV points, cable point, Cat 6 point.

Family Room

Double glazed leaded light window to front, radiator cabinet, Karndean wood effect flooring, Cat 6 point.

Conservatory

4.04m x 3.80m (13' 3" x 12' 6") Double glazed French doors and double glazed windows overlooking garden, Karndean wood effect flooring, radiator, air conditioning unit, double glazed roof with skylight windows, spot lighting.

Sociable Dining Kitchen

7.13m x 4.26m (23' 5" x 14' 0") Double glazed leaded light window to front, range of Shaker cream wall and base units, two single electric fan ovens, induction hob set in granite worktops, inset one and a half bowl sink unit, fluted drainer, integrated dishwasher, integrated fridge, integrated freezer, stainless steel extractor chimney, eye-level microwave oven, part tiled walls, pelmet lighting, pull out storage racks and recycling trays, open plan from dining area, recessed ceiling lighting, ceramic tiled floor with underfloor heating, room thermostat, Cat 6 point.



Dining Area

Double glazed bi folding doors to rear aspect, ceramic tiled floor with underfloor heating, room thermostat, recessed ceiling lighting, door to study/snug.

Study/Snug

3.98m x 2.46m (13' 1" x 8' 1") Double glazed French doors to garden, double glazed window to rear, two velux windows, ceramic tiled floor with underfloor heating, recessed ceiling lighting, wall lights, room thermostat, Cat 6 point.

Utility Room

2.46m x 2.14m (8' 1" x 7' 0") 2.46m x 2.14m (8' 1" x 7' 0") Double glazed door and window to side, range of medium oak fronted wall and base units, inset sink unit set in Corian worktop, plumbed for washing machine, space for tumble dryer, ceramic tiled floor and walls, radiator, recessed ceiling lighting, extractor fan, door to garage.

First Floor

Landing

4.20m x 2.03m (13' 9" x 6' 8") Double glazed leaded light window to rear, access to loft via ladder, galleried style Balustrades, fitted book shelves and storage cabinets.

Bedroom One

4.47m x 3.58m (14' 8" x 11' 9") Double glazed leaded light window to front, radiator, recessed ceiling lighting, opening to dressing room, Cat 6 point.

Dressing Room

3.28m x 2.44m (10' 9" x 8' 0") (into wardrobes) Double glazed leaded light window to front, contemporary wall to wall fitted wardrobes with sliding glass doors, radiator, recessed ceiling lighting, wall mirror.

Ensuite Shower

2.43m x 1.98m (8' 0" x 6' 6") Double glazed window to side, contemporary suite comprising double sized shower cubicle with drench shower, two hand basins set on wall mounted vanity unit, back to cabinet low level WC, two chrome heated towel



Bedroom Two

4.40m x 2.60m (14' 5" x 8' 6") Double glazed window to rear, radiator, door to en-suite, Cat 6 point.

Ensuite Shower Room

2.42m x 1.45m (7' 11" x 4' 9") Double glazed window to rear, white contemporary suite comprising corner shower unit, low level WC and hand basin set in vanity unit, chrome heated towel rail, recessed ceiling lighting, ceramic tiled floor and walls, wall mirror.

Bedroom Three

4.05m x 3.39m (13' 3" x 11' 1") Double glazed leaded light window to front, built-in wardrobes, access to storage loft, radiator, Cat 6 point.

Bedroom Four

3.63m x 3.35m (11' 11" x 11' 0") Double glazed window to rear, fitted wardrobes and single storage bed, recessed ceiling lighting, radiator, Cat 6 point.

Family Bathroom

2.85m x 2.74m (9' 4" x 9' 0") Double glazed leaded light window to front, contemporary white suite comprising bath with shower attachment, separate double-sized shower cubicle, hand basin set in gloss white vanity unit, chrome heated towel rail, ceramic tiled floor and walls, wall mirror and light, recessed ceiling lighting.

Outside

Garden

Indian stone paved patio area, laid to lawn, electric sun blind, established shrubs and trees, garden shed, wall lights, side access, south facing aspect.

Garage

4.66m x 2.50m (15' 3" x 8' 2") Integral garage with electric up and over door, power and light, wall mounted central heating boiler, pressurised Megafllo hot water cylinder, electric meters, server unit for Cat 6.

Frontage

A mature front garden with evergreen borders, gravel carriage driveway, secluded outlook.