

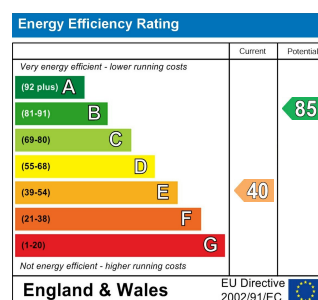


**42 St. Johns Road, Petts Wood East, Kent, BR5 1HX**

**FREEHOLD**

**£625,000**

Rarely Available. This three bed roomed end of terrace property enjoys all the features found within an Edwardian property with it's high ceilings and original features such as cast iron fireplaces and would make an ideal first time buy or downsized move. Ideally located for local facilities with Petts Wood shops and station within a short walk. The property also falls within the Crofton Schools catchment area. Off street parking for one car to the front. This property is sure to attract much interest and as such your early viewing comes highly recommended.



• ORIGINAL EDWARDIAN FEATURES

• WITHIN THE CATCHMENT FOR CROFTON SCHOOLS

• WALKING DISTANCE TO PETTS WOOD SHOPS AND STATION

• COUNCIL TAX BAND E



### Front Garden

Driveway parking leading up to the part glazed front door leading into the hallway.

### Reception Room One 14'4 x 12' (4.37m x 3.66m)

Leaded light double glazed window set in angle bay. Double radiator. Ornate feature fireplace. Strip wood flooring.

### Reception Room Two 12'3 x 12' (3.73m x 3.66m)

Dual aspect leaded light double glazed windows to the rear and side. Double radiator. Ornate feature fireplace. Understairs storage cupboard. Original wood stripped flooring.

### Kitchen 8'5 x 8'1 (2.57m x 2.46m)

Leaded light double glazed window to the side. Extensive range of fitted wall and base units finished in a shaker style with complimenting wood effect roll top work surfaces. One and a half bowl sink with mixer taps. Plumbing for a washing machine and slim line dishwasher as well as space for an upright fridge / freezer. Four ring gas hob, electric oven and extractor hood. Fully tiled walls. Spotlights. Wall mounted boiler. Rear lobby with hardwood door leading to the side. Wood effect flooring in both the kitchen and lobby.

### Bathroom 8'3 x 6' at max points (2.51m x 1.83m at max points)

Leaded light double glazed window to the side. White 3 piece suite comprising of a bath with mixer taps and hand held shower attachment, separate shower with drench head and glass screen. Low flush WC. Vanity wash hand basin set in it's own storage area. Chrome ladder radiator. Fully tiled walls and floors.

### First Floor Landing

Access to the loft.

### Master Bedroom 12'2 x 12' (3.71m x 3.66m)

Leaded light double glazed window to the front. Double radiator. Ornate fireplace. Original strip wood flooring.

### Bedroom Two 12'3 x 8'9 (3.73m x 2.67m)

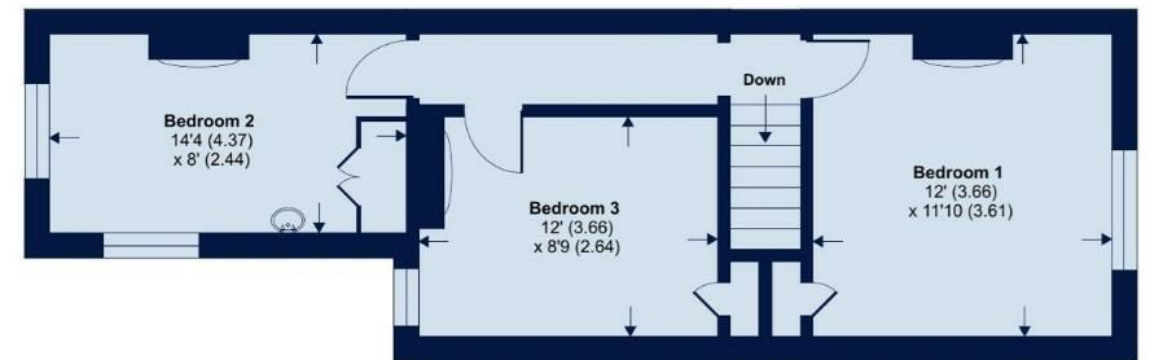
Leaded light double glazed window to the rear. Double radiator. Fitted wardrobe. Ornate fireplace.

### Bedroom Three 14'4 x 8' (4.37m x 2.44m)

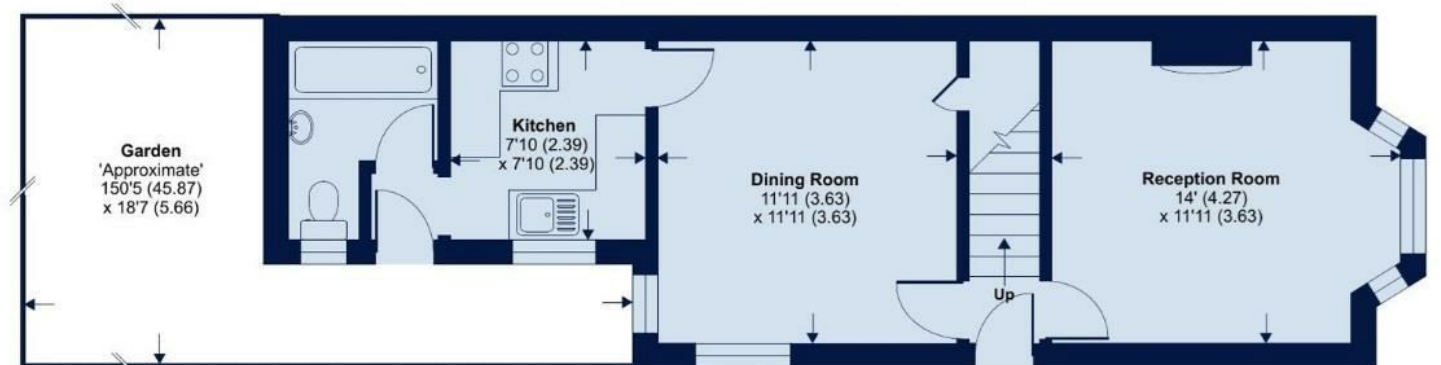
Leaded light double glazed window to the rear and the side. Single radiator.

### Back Garden approx 150' in length (approx 45.72m in length)

Mainly laid to lawn with patio area and enjoys seclusion by way of natural foliage.



FIRST FLOOR



GROUND FLOOR