



GUIDE PRICE

**£875,000**

**St. Johns Road**

Orpington, BR5 1HT

## PROPERTY SUMMARY

**\*\*GUIDE PRICE £875,000-£925,000\*\*** Offered to the market CHAIN FREE is this fantastic detached house boasting four double bedrooms, located on a sought-after prime road in Petts Wood East. As you enter the property you are greeted with a large entrance hall, to the right is the spacious yet cosy reception room perfect for family movie nights. To the left is the downstairs WC. As you progress through the property you will find the bright and airy kitchen/dining room with access to the rear garden and the second, larger reception room boasting beautiful views over the garden. On the first floor you will find the four double bedrooms, all benefitting from their own bespoke built-in storage and the family bathroom suite.

Externally the property offers off street parking large enough for multiple vehicles and a laid to lawn front garden. To the rear, the garden measuring 84 ft. with a patio area perfect for al-fresco dining with the rest of the garden laid to lawn with plenty of mature plants and shrubbery. At the end of the garden a large detached garage with power.

St Johns Road offers the fantastic opportunity to further extend the property (STPP)

Location wise, the property is just 0.3 miles from Petts Wood Station which provides excellent transport links into most mainline London stations as well as a selection of local schools such as Crofton (0.3 miles), Perry Hall (0.6 miles) and Darrick Wood School (1.6 miles). Early viewing is recommended to avoid disappointment.

EPC: D  
COUNCIL TAX - F

4



1



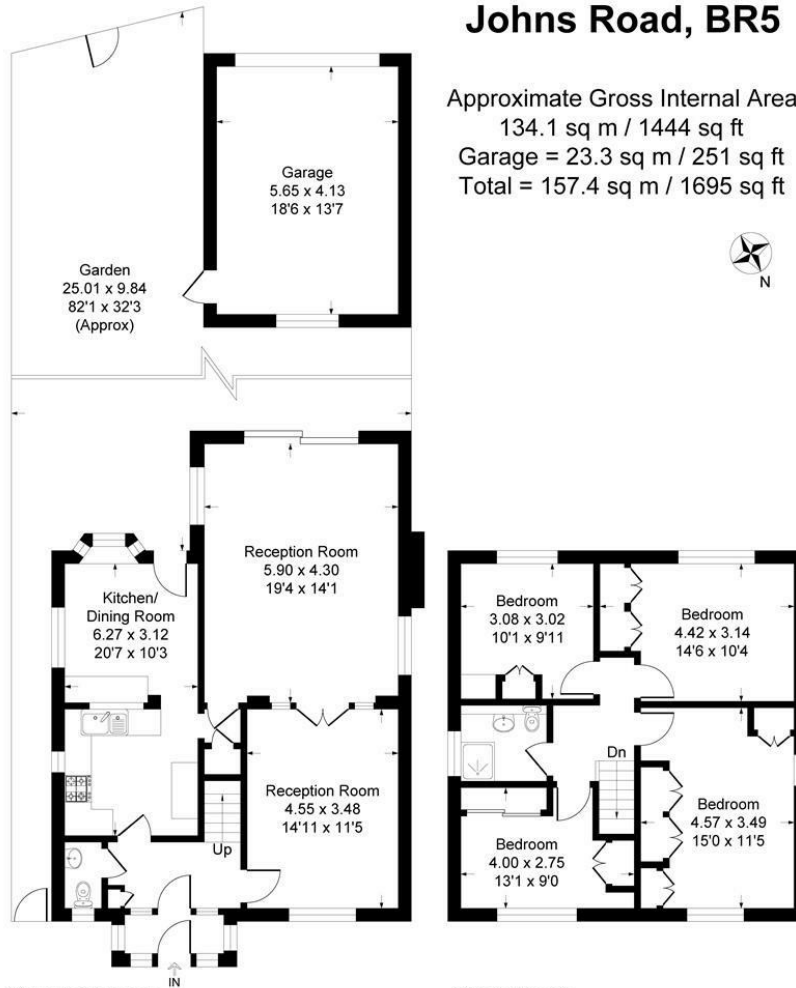
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# Johns Road, BR5

Approximate Gross Internal Area  
 134.1 sq m / 1444 sq ft  
 Garage = 23.3 sq m / 251 sq ft  
 Total = 157.4 sq m / 1695 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix

## LOCAL AUTHORITY

**TENURE**  
 Freehold

**EPC RATING**  
 D

**COUNCIL TAX BAND**  
 F

**VIEWINGS**  
 By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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 Kent  
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### OFFICE DETAILS

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