



Petts Cottage, St Johns Road, Petts Wood, BR5 1HT
£975,000

Petts Cottage, 57 St Johns Road,
Petts Wood, Orpington, Kent, BR5
1HT

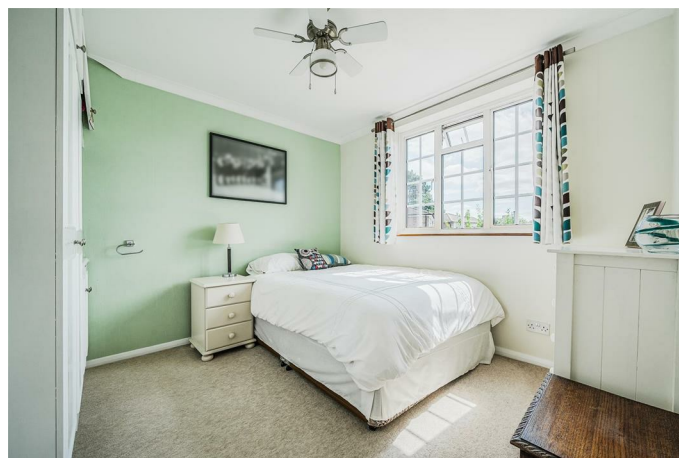
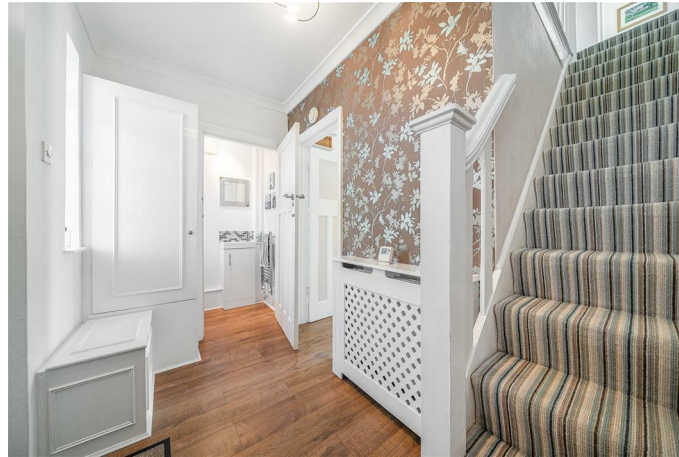
- 4 Bedroom Family Home
- Scope for extension STPP
- No Onward Chain
- Walking distance to Petts Wood Station and Shops
- Close to many schools rated Outstanding by Ofsted
- Council Tax Band F



A four bedroom extended detached family home (with further scope for extension subject to the usual permissions) , which is being sold with no onward chain. St Johns Road is a highly sought after road within Petts Wood East, providing easy access (an 8 minute walk) to Petts Wood Square & Station, which serves several London termini. The Square, with its array of popular restaurants, boutiques and shops, is hugely popular, as are the National Trust Woodlands, which stretch all the way to Chislehurst. Local schools include Crofton Infants which has recently been rated as 'Outstanding' by Ofsted, Crofton Primary and St James' Roman Catholic Primary School (also rated as 'Outstanding by Ofsted'). Accessible secondary schools take in St Olave's, Newstead Woods, Bromley High and Eltham College among others.

Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



St. Johns Road, Petts Wood Cottage, Orpington, BR5

Approximate Area = 1452 sq ft / 134.8 sq m
 Garage = 252 sq ft / 23.4 sq m
 Total = 1704 sq ft / 158.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Edmund Estate Agents. REF: 1167813

IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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

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