



31 St. Johns Road, Petts Wood, Kent, BR5 1HS  
£1,195,000



## 31 St. Johns Road, Petts Wood, Kent, BR5 1HS

- Substantial Semi-Detached Family Home
- Prime Road on East Side of Petts Wood
- Stunning Presentation with Over 2,600 Sq Ft of Accommodation
- Immaculate South West Aspect Garden
- Master En Suite With Walk In Wardrobe & En Suite Shower
- Off Road Parking
- Excellent Location Close to Petts Wood & Mainline Station





Edmund are delighted to offer this exceptional five double bedroom family home, which is located upon this sought after side road on the East side of Petts Wood and is accessible for Petts Wood Station, the many shops, supermarkets and local businesses of Queensway & Station Square, plus the outstanding and highly requested Crofton Schools. The property is offered to the market in immaculate decorative order and with the accommodation approaching 2,200 square feet, this is certainly one not to be missed. The property has fantastic kerb appeal with the stunning front lawns, off road parking leading to the front door. The property overall offers everything for the growing family, starting with the spacious entrance hallway which leads to the stunning satin finish kitchen, large dining reception to the rear, dedicated lounge to the front and a 5th bedroom with modern shower room, a separate W.C. and a 16'3 x 12'7 family room complete with fitted kitchenette. To the first floor there are four very good size double bedrooms, the smallest being an impressive 11' x 9'6. The master bedroom is a real feature and offers a breathtaking walk-in wardrobe and en-suite shower room. Completing the first floor is a large, contemporary four piece family bathroom. To the rear the property offers an incredible rear garden, which extends to approx. 125' and offering South Westerly aspect, it enjoys all day sunshine. There is a mature lawn plus four timber sheds, glasshouse and summerhouse. A feature of the garden is the decked patio, feature pergola which creates a wonderful BBQ area ideal for entertaining. A viewing is highly advised, simply to appreciate the accommodation on offer.

## 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, Orpington, BR5

Approximate Area = 1829 sq ft / 169.9 sq m

Annexe = 509 sq ft / 47.2 sq m

Outbuildings = 581 sq ft / 53.9 sq m

Total = 2919 sq ft / 271 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Edmund Estate Agents. REF: 1262114

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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