

## 01689 819991

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# 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

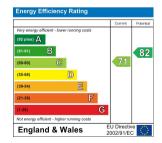


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Edmund Estate Agents. REF: 1262114

#### IMPORTANT NOTES:

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