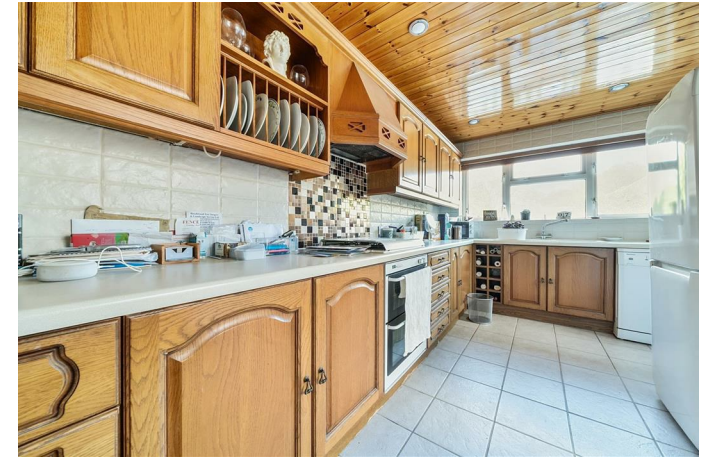




90 St. Johns Road, Petts Wood, BR5 1HY
Offers In Excess Of £790,000

90 St. Johns Road, Petts Wood,
BR5 1HY

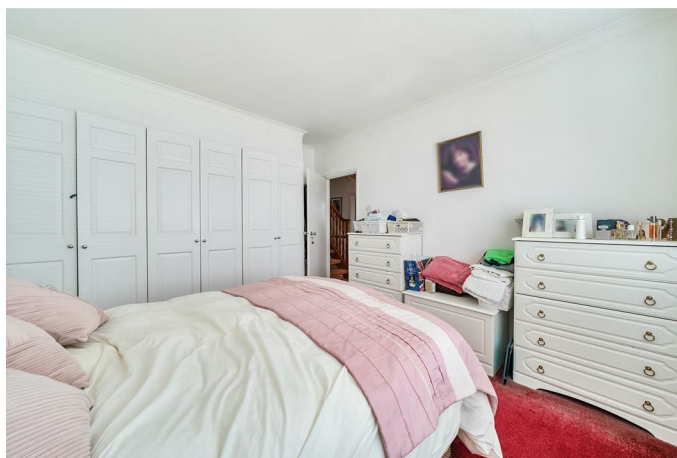
- Detached Bungalow With 3 Bedrooms
- Excellent Petts Wood East Location
- Close To All Local Amenities
- Outstanding Potential to Extend (STPP)
- Stunning 100' Approx Garden
- Off Road Parking & Garage



A rare opportunity to purchase this spacious detached bungalow, which is set upon this desirable road on the East side of Petts Wood. The property has outstanding potential to extend and improve (STPP) and is offered on a chain free basis. The accommodation comprises a large reception, kitchen/diner, plus bedroom three and a conservatory. On the first floor there are two well proportioned bedrooms. Further features include a good size frontage, integral garage, off road parking and a stunning 100' garden. The property is set conveniently for access to Petts Wood with its array of local shops, supermarkets and mainline station. Call now to secure your viewing appointment.

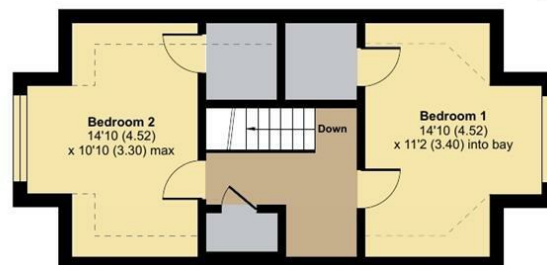
Viewing

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.



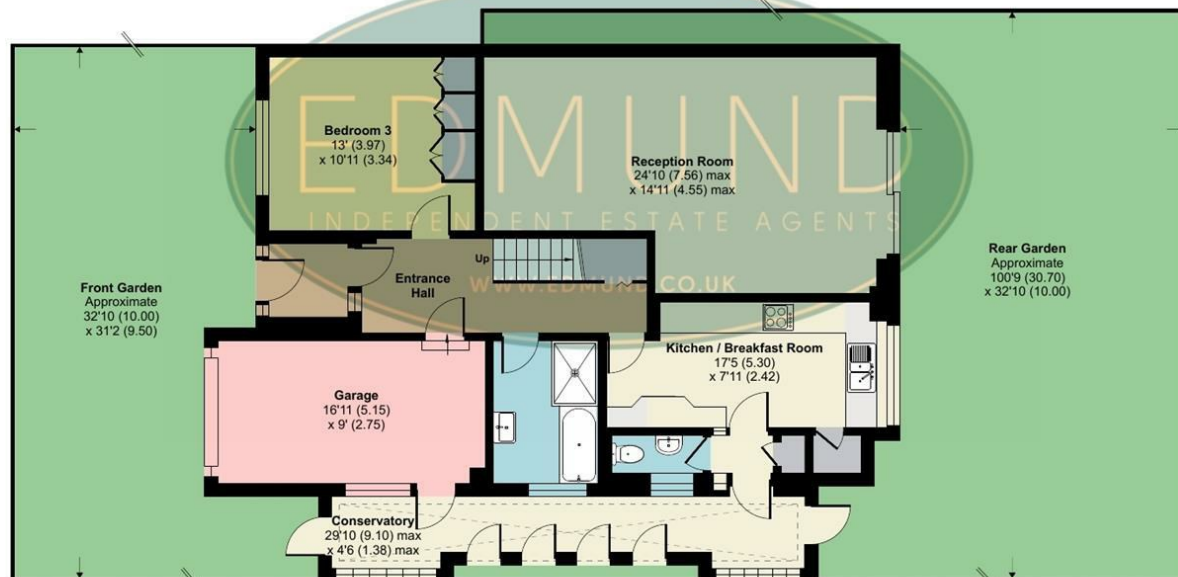
St. Johns Road, Petts Wood, Orpington, BR5

Approximate Area = 1408 sq ft / 130.8 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1624 sq ft / 150.8 sq m
 For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR

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: 1276204

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01689 819991

www.edmund.co.uk

