



53 St Johns Road, Petts Wood, Kent, BR5 1HT  
£965,000

## 53 St Johns Road, Petts Wood, Kent, BR5 1HT

- A Stunning & Extended Four Bedrooms Family Home
- Extended & Refurbished to Maximise the Property's Full Potential
- Excellent Size Bedrooms & Master En Suite
- Lovely South Facing Garden
- Impressive Open Plan Kitchen/Breakfast Room With Separate Utility Room
- Close to Petts Wood Village With Access to Mainline Station
- Located within the Popular Crofton School Catchment
- Council Tax Band F



Nestled on the charming St Johns Road in Petts Wood, this semi-detached house presents an exceptional opportunity for families seeking a spacious and well-appointed home. With four generously sized bedrooms, this property is perfect for those who value both comfort and style. The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The property has been considerably extended, ensuring that every corner is utilised to its fullest potential. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The two modern bathrooms add convenience for busy family life, making morning routines a breeze.

One of the standout features of this home is its south-facing garden, which bathes the outdoor space in natural light throughout the day. This garden is ideal for children to play in or for hosting summer barbecues with friends and family.

Situated within the highly regarded Crofton catchment area, known for its outstanding Ofsted ratings, this location is perfect for families prioritising education. The property is in excellent condition throughout, meaning you can move in with ease and start enjoying your new home immediately.

In summary, this semi-detached house on St Johns Road is a rare find, combining spacious living, a beautiful garden, and a prime location. It is an ideal choice for those looking to settle in a vibrant community with top-notch schooling options. Don't miss the chance to make this wonderful property your new home.

## 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.



APPROX. GROSS INTERNAL FLOOR AREA 1875 SQ FT 174.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



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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		65	
(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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