



32 St. Johns Road, Petts Wood, Kent, BR5 1HX
Guid Price £800,000 - £825,000

32 St. Johns Road, Petts Wood,
Kent, BR5 1HX

- GUIDE PRICE £800,000 -
£825,000
- Three Well Proportioned
Bedrooms
- Two Reception Rooms
- Secluded Garden
- Located with the Popular Crofton
Catchment
- Offered with Vacant Possession
- Council Tax Band F



Guide Price £800,000-£825,000-Nestled in the desirable area of St. Johns Road, Petts Wood East, this charming detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat in a vibrant community. The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

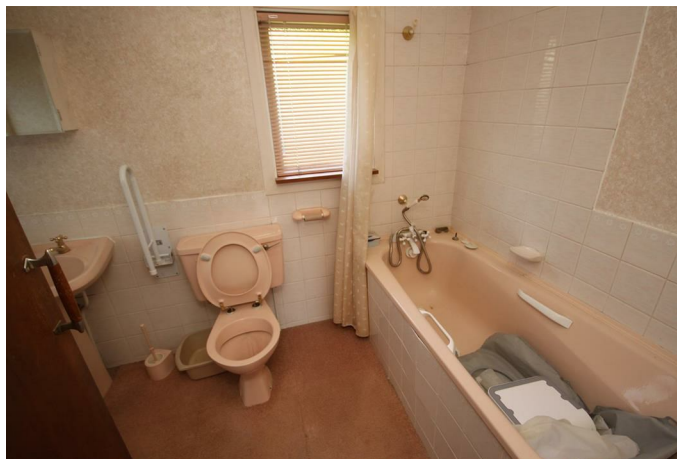
One of the standout features of this home is its lovely secluded garden, a perfect sanctuary for outdoor enjoyment, gardening, or simply unwinding after a long day. The property is situated within the sought-after Crofton Catchment area, making it an excellent choice for families with school-aged children.

With vacant possession, this home is ready for you to move in and make it your own. The prime location on Petts Wood East Road ensures easy access to local amenities, transport links, and the picturesque surroundings that this charming neighbourhood has to offer.

This delightful detached house is a rare find and presents an excellent opportunity for those looking to settle in a tranquil yet well-connected area. Don't miss the chance to view this wonderful property and envision your future in this lovely home.

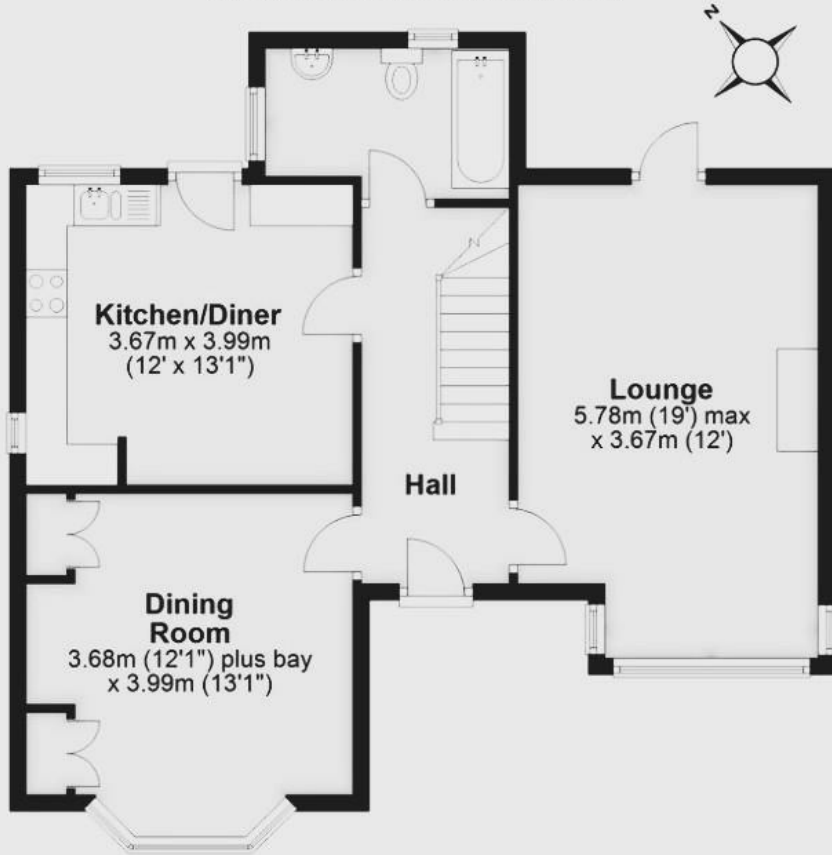
Viewing

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.



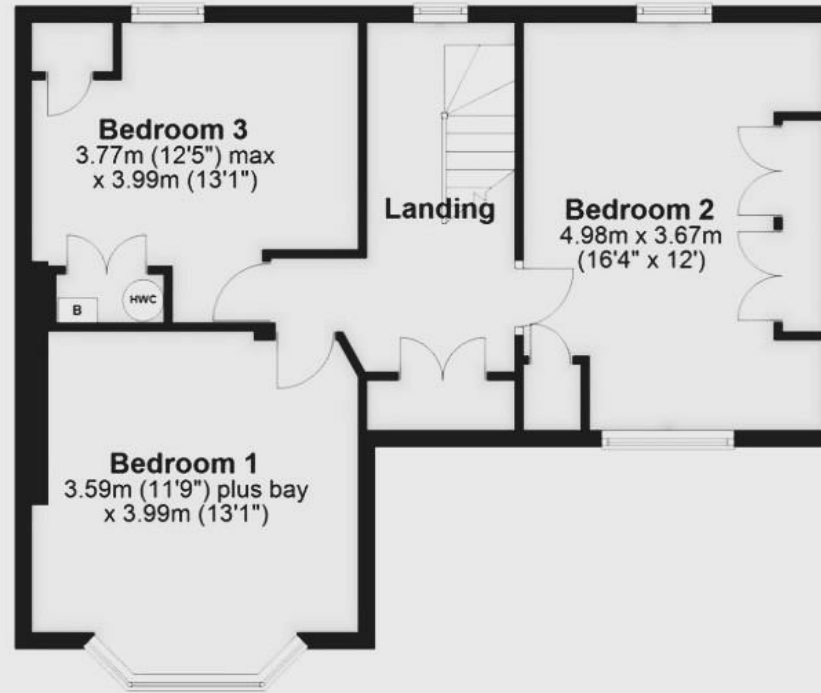
Ground Floor

Approx. 65.0 sq. metres (699.5 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.7 sq. feet)



Total area: approx. 123.3 sq. metres (1327.1 sq. feet)

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		
(69-80) C		
(55-68) D		
(39-54) E	43	66
(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

