



OFFERS IN EXCESS OF

£800,000

St. Johns Road

Orpington, BR5 1HY

PROPERTY SUMMARY

BUILDING PROJECT WITH PLANNING ALREADY APPROVED

Located on a premium road, just a stones throw from Petts Wood High Street is this rarely available three bedroom detached bungalow.

St Johns Road has already got planning permission granted to be extended into a 5 bedroom detached house with a ground floor self contained area. It is a fantastic opportunity to be developed into a dream home!

The property currently comprises a downstairs bedroom with built in storage, a very large, bright and airy reception room with views over the garden, downstairs bathroom, a good sized kitchen with another downstairs WC and a lean to with plenty of storage space.

Upstairs you will find two further double bedrooms.

Externally the property benefits from a driveway large enough for multiple cars and a stunning 130 ft. rear garden, featuring many mature plants

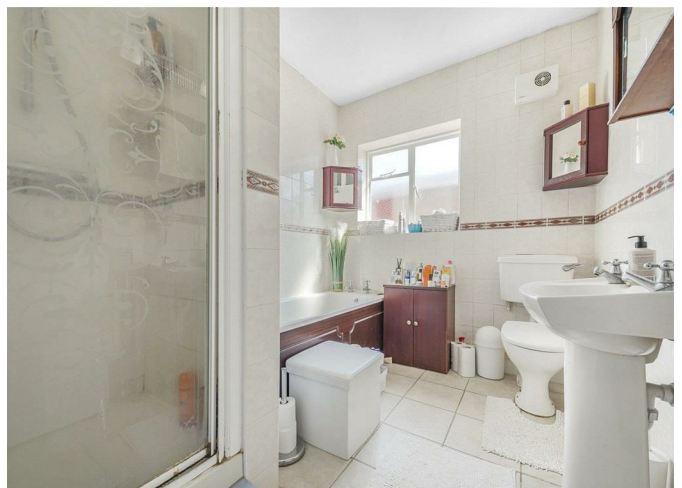
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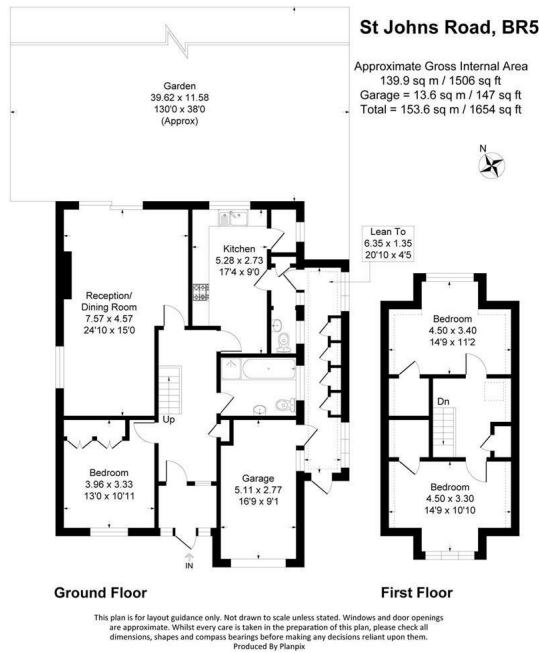
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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		

EPC RATING: E COUNCIL TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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