



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 is a great opportunity to refurbish and extend to the new owners own taste, with fantastic potential to extend to the rear, side and into the loft (STPP).

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

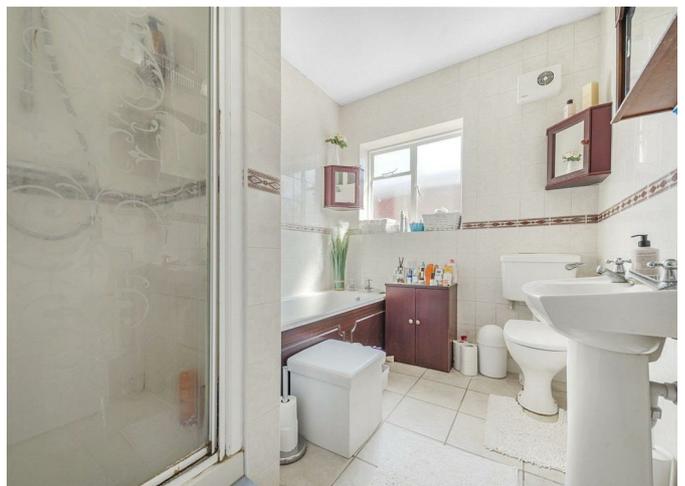
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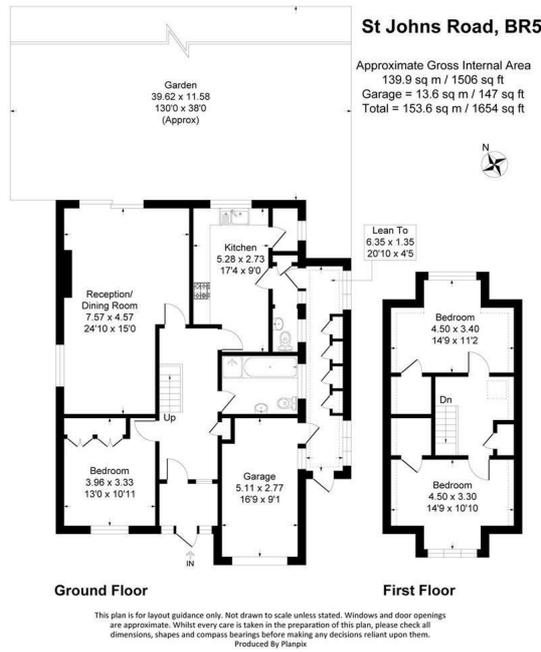
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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