

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

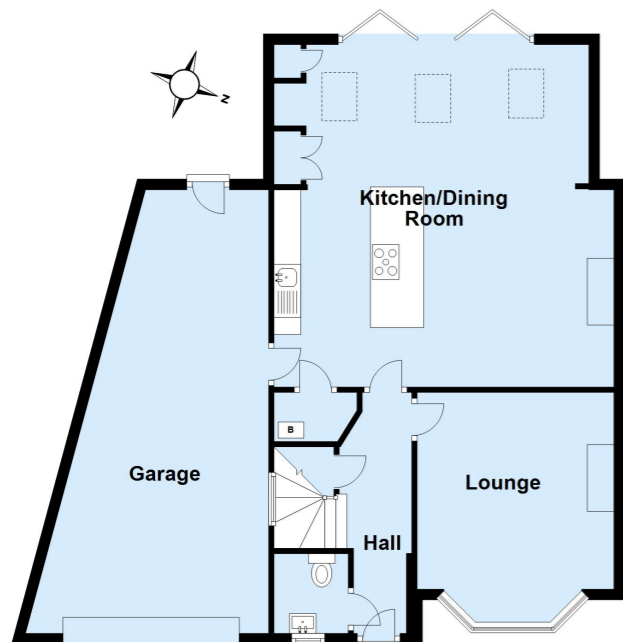
9 Tudor Way, Petts Wood, Orpington, Kent, BR5 1DZ

Guide Price £950,000 Freehold

- Vastly Extended Semi
- Bathroom and Shower Room
- Kitchen with Island
- Large Attached Garage
- Four Generous Bedrooms
- Social Living Space
- Front Reception Room
- Ideal for Crofton Schools

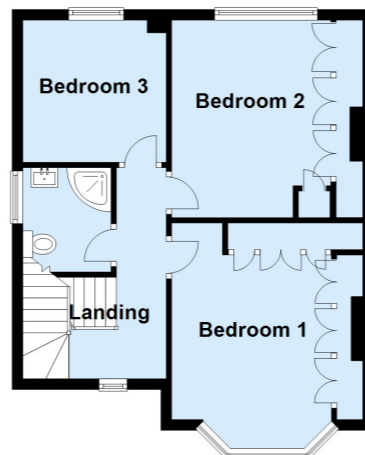
Ground Floor

Approx. 95.5 sq. metres (1028.3 sq. feet)



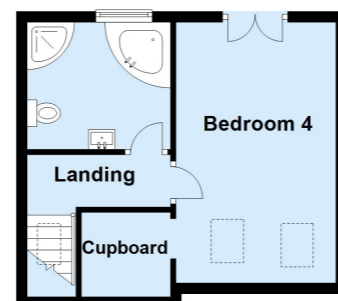
First Floor

Approx. 45.9 sq. metres (493.6 sq. feet)



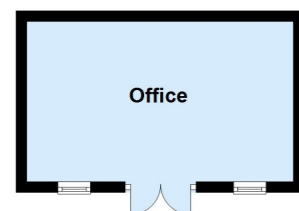
Second Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



Outbuilding

Approx. 15.0 sq. metres (161.3 sq. feet)



Total area: approx. 185.3 sq. metres (1995.0 sq. feet)

Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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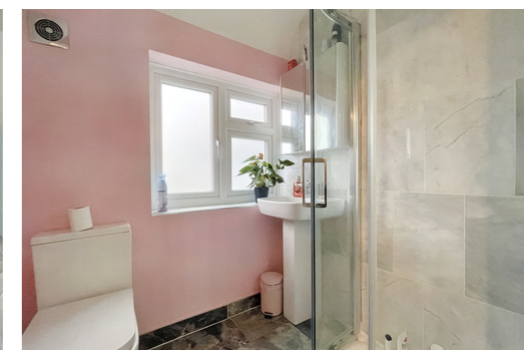
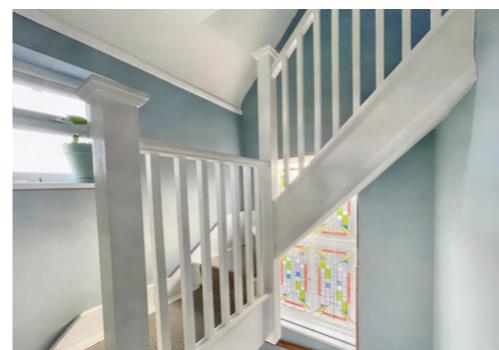


9 Tudor Way, Petts Wood, Orpington, Kent, BR5 1DZ

This 1930's character and vastly extended semi detached house enjoys a central location in Petts Wood, within close walking distance of reputable Crofton Schools (Ofsted Outstanding for Infants and Juniors), Petts Wood mainline station, Station Square for good transport links, plus an abundance of nearby independent shops, larger stores, delis for fresh produce, the latte to go, plus National Trust woodland and parks for leisure pursuits. The current owners have extended the property by way of a professional loft conversion, ground floor rear extension and side extension forming a superior attached garage. The accommodation arranged over three levels briefly comprises four generous bedrooms, a desirable social living space of 6.40m x 6.20m, a separate front reception room, family bathroom with bath and shower, separate shower room, ground floor cloakroom with wet room plumbing and attached garage able to take a large car. The kitchen offers a central granite breakfast island open plan to the family/ TV room and dining room area with bi-fold doors and Velux skylights. Outside you will note a family sized garden laid to lawn, a large garden cabin and wide frontage for three/ four cars. Benefits to note include under floor heating in the social living space and second floor bathroom, double glazed windows, integrated kitchen appliances, granite work surfaces, contemporary flooring and lighting, gas central heating by combination boiler, re-wiring and re-plumbing. Interior viewing comes highly recommended to appreciate the attention to detail and space on offer. EXCLUSIVE TO PROCTORS.

Location

From Station Square proceed into Fairway, turn right into Tudor Way and the property is on the right.



GROUND FLOOR

Entrance Hall

4.67m x 2.62m (15' 4" x 8' 7") (into stairs) Double glazed entrance door, radiator, under stairs cupboard.

Cloakroom/Wet Room

Double glazed window to front, white suite comprising hand basin, W.C, radiator, ceramic tiled walls and flooring, wet room floor drainage.

Lounge

4.60m x 3.63m (15' 1" x 12' 0") (into alcove and bay window) Double glazed bay window to front, open working fireplace, radiator.

Social Living Space

6.60m x 6.40m (21' 8" x 21' 0")

Kitchen Area

A full range of contemporary wall and base cabinets, two separate AEG electric ovens, gas hob set on granite island work top, stainless steel extractor chimney, inset sink units, plumbed for dishwasher, eye level microwave oven, ceramic tiled floor with under floor heating, pantry cupboard housing central heating boiler and circuit breaker, recessed ceiling lights, door to garage, open plan to family TV area and dining room.

Family Area/TV Area

Classic style tiled fireplace surround, open chimney breast, radiator, recessed ceiling lights.

Dining Area

Double glazed bi fold doors to garden with integral Venetian blinds, additional storage cabinets, recess for American fridge freezer (negotiable) three Velux skylight skylights, recessed ceiling lights.

FIRST FLOOR

Landing

Double glazed window to front, stained glass leaded light window to front, radiator.

Bedroom Two

4.58m x 3.08m (15' 0" x 10' 1") (into bay window) Double glazed window to rear, radiator, range of fitted wardrobes.

Bedroom Three

3.67m x 3.07m (12' 0" x 10' 1") Double glazed bay window to front, radiator, range of fitted wardrobes.

Bedroom Four

2.65m x 2.65m (8' 8" x 8' 8") Double glazed window to rear, radiator.

Family Shower Room

1.83m x 1.72m (6' 0" x 5' 8") Double glazed window to side, corner shower with drench shower, hand basin, W.C, ceramic tiled floor, chrome heated towel rail, extractor fan, recessed ceiling lights.

SECOND FLOOR

Double glazed Velux window to front.

Bedroom One

5.00m x 3.06m (16' 5" x 10' 0") Double glazed French doors to rear, glass panel Juliette balcony, radiator, two double glazed Velux skylight windows to front.

Family Bathroom With Shower

2.52m x 2.40m (8' 3" x 7' 10") Double glazed window to rear, corner jacuzzi bath, separate shower cubicle, white hand basin on vanity unit, heated towel rail, extractor fan, wall units, natural stone tiled walls, ceramic tiled flooring with electric under floor heating, recessed ceiling lights.

OUTSIDE

Garage

8.50m x 4.00m (27' 11" x 13' 1") (narrows to 2.50) Remote up and over rolling door, double glazed door to rear, sink unit, plumbed for washing machine, space for tumble dryer, fluorescent lighting, storage cupboard.

Rear Garden

An attractive family sized garden mainly laid to lawn, paved patio area, large garden cabin, access to garage, established border shrubs and flower beds, wall lights, outside tap. Pathway leading to additional seating area.

Frontage

There is a deep and wide frontage, mostly block-paved, parking for three/ four cars.

Additional Information

Council Tax

Local Authority: Bromley
 Council Tax Band: E

