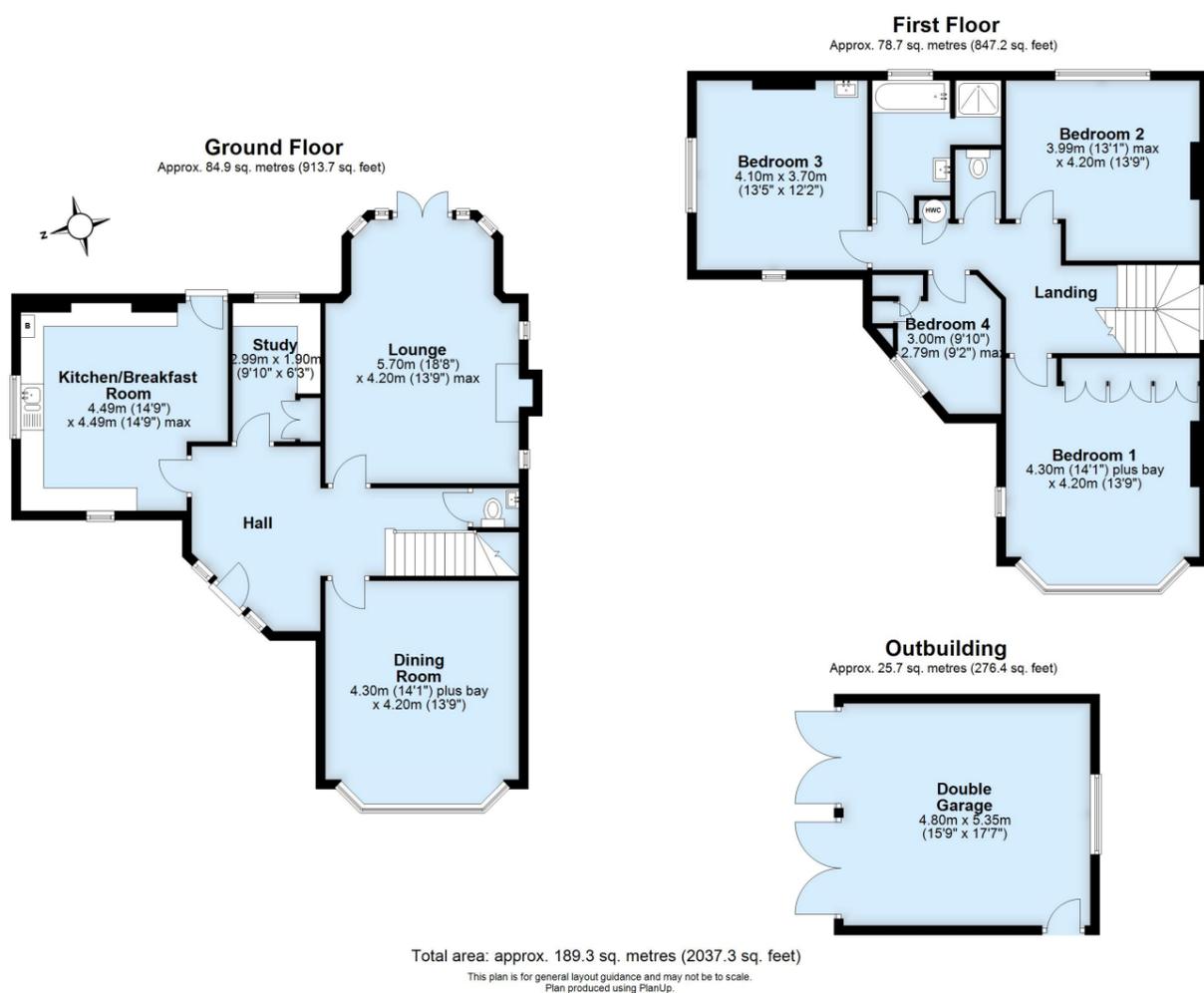


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	44	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

28 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU  
**£1,175,000 Freehold**

- Substantial Detached House
- Four Bedrooms
- Scope to Extend (STPP)
- Double Garage
- Large Corner Plot Aspect
- Three Reception Rooms
- Kitchen/Breakfast Room
- Bathroom with Shower

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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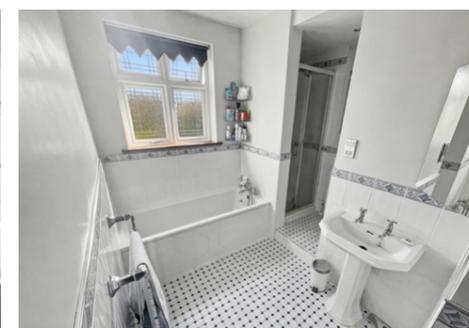
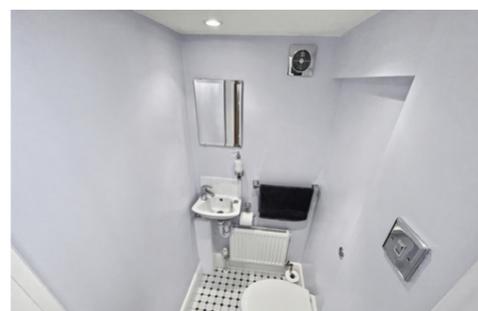


## 28 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU

Take a look inside this rarely available, substantial 1930s detached house (2,037.3 sq ft), occupying a large corner plot in a desirable location, within easy walking distance of the village centre with its lovely selection of shops, restaurants and cafes, reputable Ofsted rated schools, Petts Wood mainline station, nearby transport, parks and National Trust woodland. The accommodation briefly comprises a spacious entrance hall, lounge, dining room, kitchen/breakfast room with integrated appliances, study and cloakroom on the ground floor. The first floor offers four bedrooms, family bathroom with shower and separate WC. Outside, the property offers a large family garden with spacious patio area, with lawned areas to rear, front and side. There is side access and double garage. Features include; large corner plot with potential to extend (STPP), gas central heating, double glazed feature windows, fitted wardrobes and well-presented interior throughout. To fully appreciate the space on offer viewing comes highly recommended. Exclusive to PROCTORS.

### Location

From Petts Wood town centre bear right into Petts Wood Road, at the roundabout turn right into Chislehurst Road and bear left into Grosvenor Road.



### Ground Floor

#### Entrance Hall

Part glazed front door with leaded light windows, parquet wood flooring, radiator, under stairs cupboard housing meters.

#### Lounge

5.70m x 4.20m (18' 8" x 13' 9") Double glazed leaded light doors to rear, double glazed leaded light window to side and rear, two radiators, feature fireplace surround with working gas fire, picture rail.

#### Dining Room

4.30m x 4.20m (14' 1" x 13' 9") Double glazed bay window to front, double glazed window to side, radiator.

#### Cloakroom

Low level WC, hand wash basin, radiator, extractor fan, ceiling spotlights.

#### Kitchen/Breakfast Room

4.49m x 4.49m (14' 9" x 14' 9") Double glazed door to rear, double glazed window to front, side and rear, radiator, range of oak effect wall and base units, one and a half bowl sink unit with mixer tap, integrated dishwasher, integrated washing machine, Kitchener 110 Rangemaster double oven with gas hob, extractor hood and tiled splashback, wall-mounted Worcester boiler, Amtico flooring, wall light points.

### Study

2.99m x 1.90m (9' 10" x 6' 3") Double glazed window to rear, radiator, wood effect flooring, built-in desk, wardrobe and shelving.

### First Floor

#### Landing

Double glazed leaded light window to side, airing cupboard housing hot water cylinder.

#### Bedroom One

4.30m x 4.20m (14' 1" x 13' 9") Double glazed leaded light bay window to front, double glazed leaded light window to side, radiator, built-in wardrobes and drawers.

#### Bedroom Two

4.20m x 3.99m (13' 9" x 13' 1") Double glazed window to rear, radiator.

#### Bedroom Three

4.10m x 3.70m (13' 5" x 12' 2") Double glazed bay window to rear and side, hand wash basin, radiator.

#### Bedroom Four

3.00m x 2.79m (9' 10" x 9' 2") Double glazed window to front, built-in wardrobes, radiator.

#### Family Bathroom

Double glazed leaded light window to rear, white suite comprising bath with mixer shower attachment, hand wash basin, shower cubicle, heated towel rail, radiator, shaver point, ceiling spotlights.

spotlights.

#### Separate WC

Low level WC, access to loft, ceiling spotlights.

#### Outside

#### Garden

Spacious paved patio area, laid to lawn with established borders and shrubs, garden shed side gate, outside tap.

#### Double Garage

5.35m x 4.80m (17' 7" x 15' 9") Double doors, power and light, work bench, door from patio area, parking for two cars on driveway.

#### Frontage

Lawn to front and side with established shrubs, trees and flower beds.

#### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : G