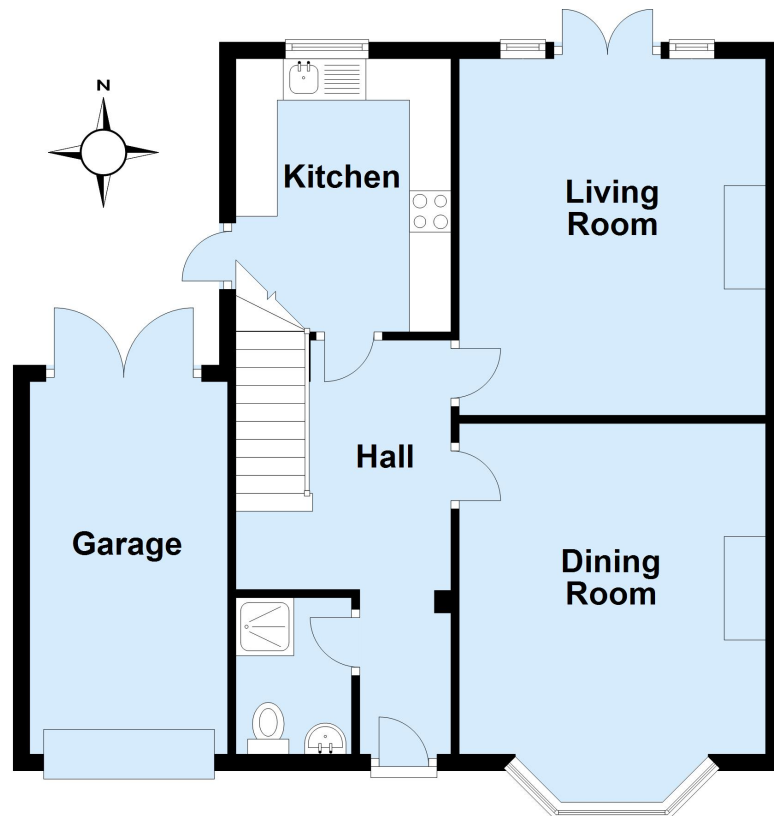


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



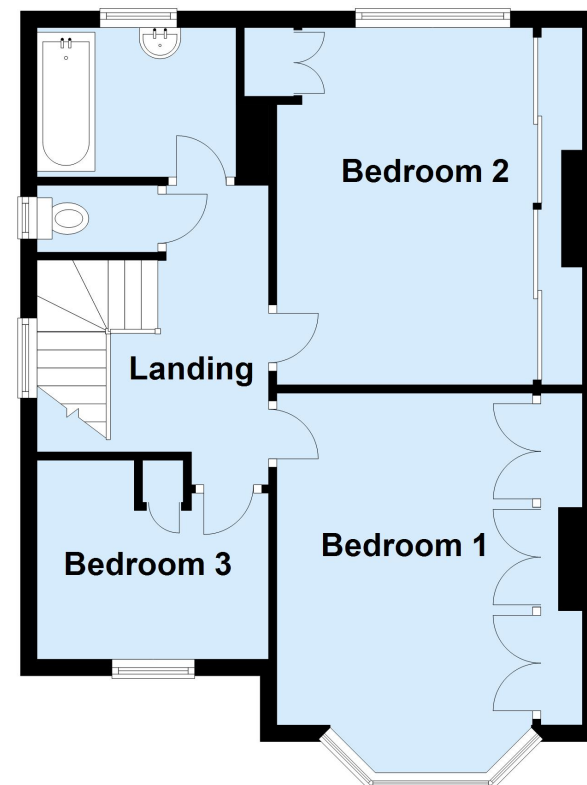
Ground Floor

Approx. 65.3 sq. metres (703.4 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 119.0 sq. metres (1280.4 sq. feet)

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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website "www.proctors.london"



Viewing by appointment with our Petts Wood Office - 01689 606666

126 Kingsway, Petts Wood, Orpington, Kent, BR5 1PU
Guide Price £850,000 Freehold

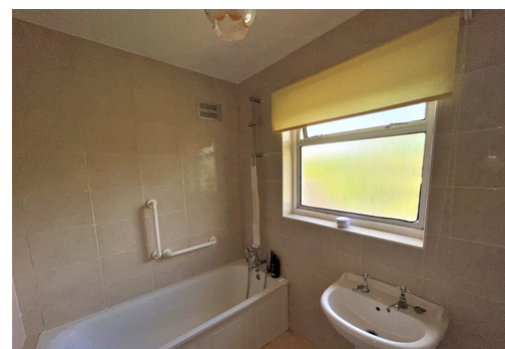
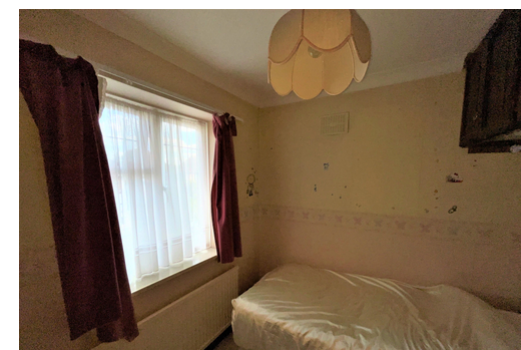
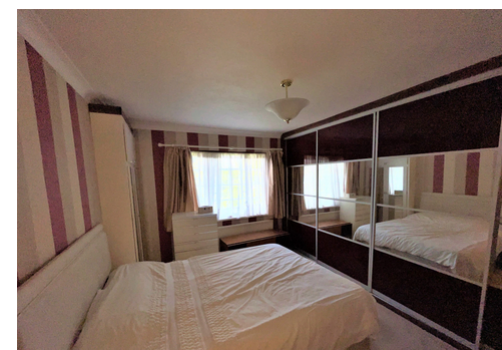
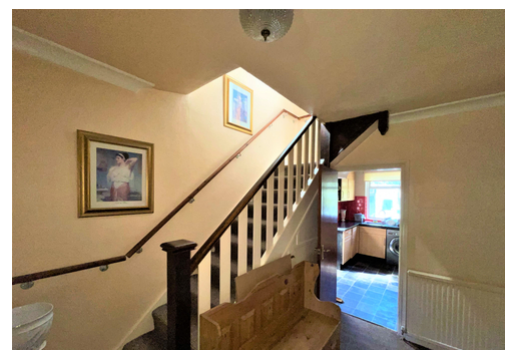
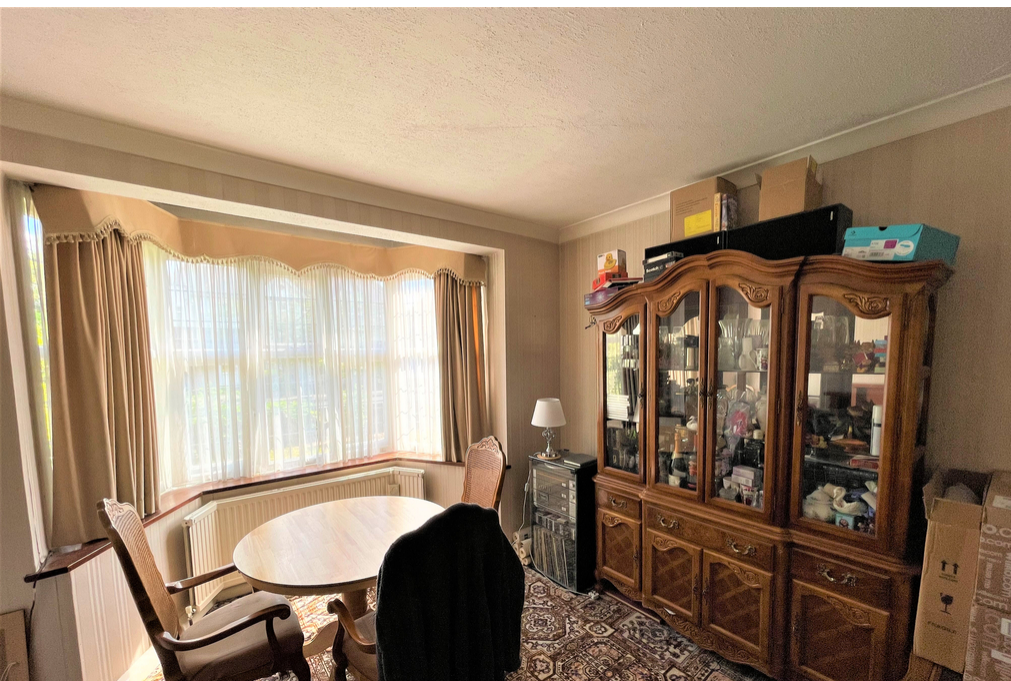
- Larger Semi Detached
- Three Generous Bedrooms
- Well Proportioned Rooms
- Sought After Location
- Backs onto Recreation Field
- Two Reception Rooms
- Large Family Garden
- Close to Mainline Station

126 Kingsway, Petts Wood, Orpington, Kent, BR5 1PU

We are pleased to offer for sale this 1930's built character semi-detached occupying a sought after location in Kingsway, within close walking proximity of Petts Wood mainline station, the town centre for a comprehensive range of independent shops, restaurants and cafes, Station Square for good transport links to Orpington and Bromley, plus nearby reputable schools and pre-schools, plus the property backs on to the popular Willett Rec and there is an abundance of National Trust open woodland for family enjoyment. The accommodation offers well proportioned rooms throughout and comprises three generous bedrooms, two reception rooms, kitchen, ground floor shower room/ cloakroom and upstairs family bathroom with a separate WC. Outside you will find an attached single garage in need of repair, a former single storage garage, a generous rear garden giving personal access to Willett Recreation fields by way of a pedestrian gate, plus private driveway to front for two cars. The property offers outstanding potential to extend the rear elevation and further scope for a loft conversion to mirror neighboring properties (subject to usual planning consent by Bromley Council). Please note the property requires a degree on interior and exterior updating. Exclusive to PROCTORS.

Location

From Station Square, bear left over the mini roundabout into Woodland Way, turn immediate right into Towncourt Road and Kingsway is on the right. The property is on your left.



Ground Floor

Entrance Hall

5.04m x 2.75m (16' 6" x 9' 0") (into staircase) Part glazed entrance door, two radiators, wall light.

Shower Room/ Cloakroom

1.88m x 1.37m (6' 2" x 4' 6") Window to front, low level WC, hand basin, tiled shower cubicle, radiator, under stairs cupboard.

Lounge

4.24m x 3.64m (14' 0" x 12' 0") (into alcove) French door and casement window to garden, limestone fireplace with gas coal fire (not tested). Wall lights, radiator, room thermostat.

Dining Room

4.80m x 3.64m (15' 9" x 12' 0") (into alcove an bay window) Double glazed bay window to front, brick fireplace surround with gas log fire (not tested) radiator.

Kitchen

3.21m x 2.72m (10' 6" x 9' 0") Glazed door to side, double glazed window to rear, wall and base cabinets, built-in

oven, gas hob unit, wall mounted central heating boiler, plumbed for washing machine, extraction hood, part tiled walls.

First Floor

Landing

Louvred window to side with secondary glazing, built-in storage cupboard.

Bedroom One

4.95m x 3.62m (16' 3" x 12' 0") (into alcove and bay window) Double glazed bay window to front, built-in wardrobes, radiator.

Bedroom Two

4.27m x 3.62m (14' 0" x 12' 8") Double glazed window to rear, wall to wall wardrobes with sliding doors, built-in airing cupboard with hot water cylinder.

Bedroom Three

2.75m x 2.04m (9' 0" x 6' 8") Double glazed window to front, radiator, built-in single wardrobe, high level cupboards.

Bathroom

2.30m x 1.75m (7' 7" x 5' 9") Double glazed window to rear, white suite

comprising bath, hand basin, radiator, tiled walls.

Separate WC

Double glazed window to side, low level WC.

Outside

Garden

Paved patio area, laid to lawn, mature shrubs and trees, needs cultivation, backs on to Willett Recreation field, gate to rear. Attached open lean-to in need of repair.

Attached Garage

Attached lean-to garage, up and over door. In need of repair throughout.

Detached Storage Garage

Up and over door. In need of renovation throughout.

Frontage

Private driveway to front.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F