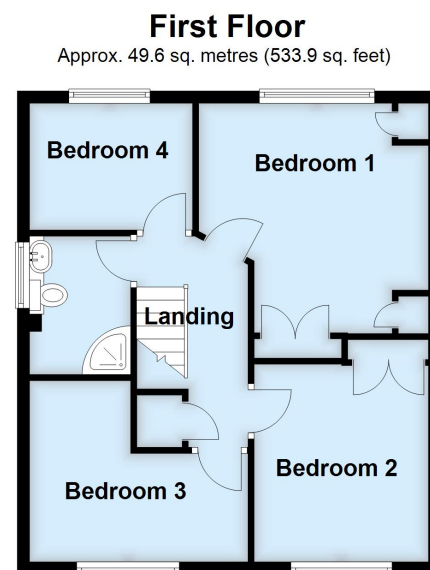
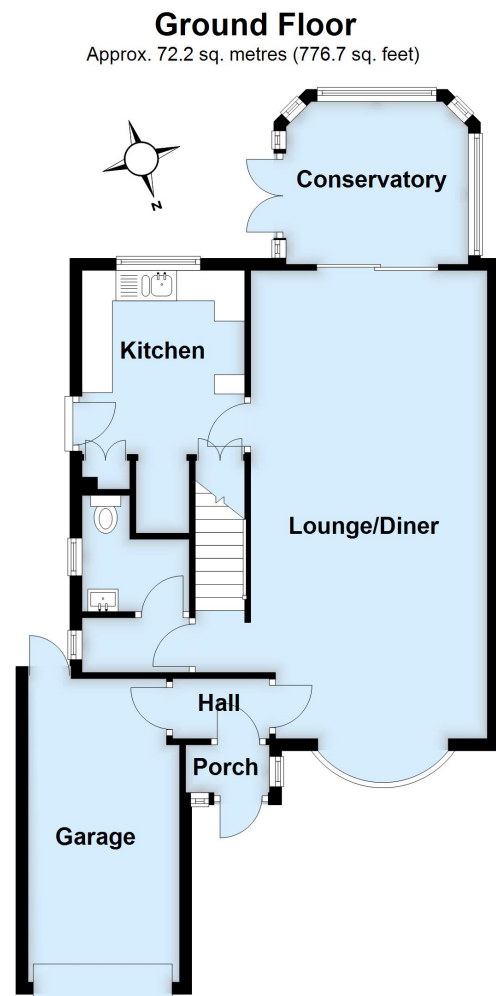


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 121.8 sq. metres (1310.6 sq. feet)

This plan is for general layout guidance and may not be to scale.
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.
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

18a Fairfield Road, Petts Wood, Orpington, Kent, BR5 1JR
Guide Price £795,000 Freehold

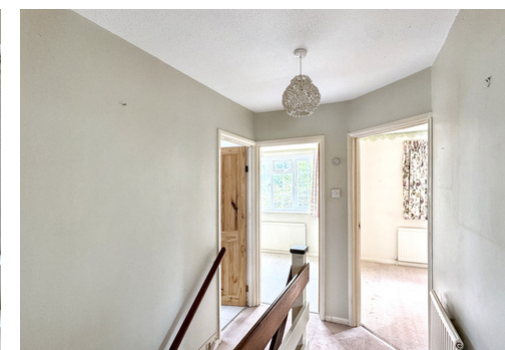
- Four Bedrooms
- Double Glazed Conservatory
- South Facing Garden
- Desirable Location
- Spacious Lounge/Diner
- Private Driveway
- Connected Garage
- Nearby Crofton Schools

18a Fairfield Road, Petts Wood, Orpington, Kent, BR5 1JR

A modern 1980's built linked-detached family house occupying a desirable aspect, within easy walking distance of Petts Wood and Orpington mainline stations, reputable Crofton schools (Ofsted Outstanding for infants and juniors) plus good transport links in Station Square. The town centre offers a variety of independent shops, cafes, delis and larger stores. The accommodation offers four generous bedrooms, a spacious lounge/diner of 7.94m by 3.78m, a double glazed conservatory leading to the garden, fitted kitchen with appliances, ground floor cloakroom and family shower room. There is an attractive south facing garden, double side access and attached garage. Benefits include double glazed windows, gas central heating by combination boiler, interior access to the garage, private driveway, alarm system, quiet location, scope to extend (subject to planning consent) and CHAIN FREE occupation. Exclusive to PROCTORS.

Location

From Petts Wood Station Square, proceed into Fairway, cross over Tudor Way into St Johns Road, turn right into Beaumont Road and Fairfield Road is on the left.



GROUND FLOOR

Entrance Porch

Double Glazed Entrance Door

Entrance Hall

Double glazed inner door, radiator, door to garage, inner glazed door to living area.

Lounge

7.94m x 3.7m (26' 1" x 12' 2") Double glazed bay window to front, radiator, recess with stairs to first floor, radiator.

Dining Area

Double glazed sliding patio doors to conservatory, radiator, door to kitchen.

Kitchen

2.99m x 2.66m (9' 10" x 8' 9") Double glazed window to rear, double glazed door to garden, fitted wall and base cabinets, electric cooker and hob, washing machine, dishwasher plus fridge freezer to remain, one and a half bowl sink unit, stainless steel extractor hood, built in under stairs pantry cupboard, built in cupboard housing central heating boiler.

Inner Hall

Double glazed window to side, radiator.

Cloakroom

Double glazed window to side, W.C, hand basin, radiator.

FIRST FLOOR

Landing

Access to loft, built in linen cupboard, radiator.

Bedroom One

3.80m x 3.73m (12' 6" x 12' 3") Double glazed window to rear, fitted wardrobes, built in double wardrobe, radiator.

Bedroom Two

3.10m x 2.88m (10' 2" x 9' 5") Double glazed window to front, double wardrobe, radiator.

Bedroom Three

3.60m x 3.11m (11' 10" x 10' 2") Double glazed window to front, 'L' shaped room.

Bedroom Four

2.70m x 2.13m (8' 10" x 7' 0") Double glazed window to rear, radiator

Shower Room

2.15m x 1.69m (7' 1" x 5' 7") Double glazed window to side, white suite comprising back to wall W.C, hand basin on vanity unit, shower cubicle with built in controls, chrome heated towel rail, recessed ceiling lights, shavers point, tiled walls, mirrored cabinet.

OUTSIDE

Rear Garden

A well established south facing aspect garden with mature shrubs and trees, paved patio area, laid to lawn, side access.

Linked Garage

Up and over door, door to garden, interior door to hall, power and light.

Frontage

Private front garden laid to lawn, own driveway, parking for two cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F