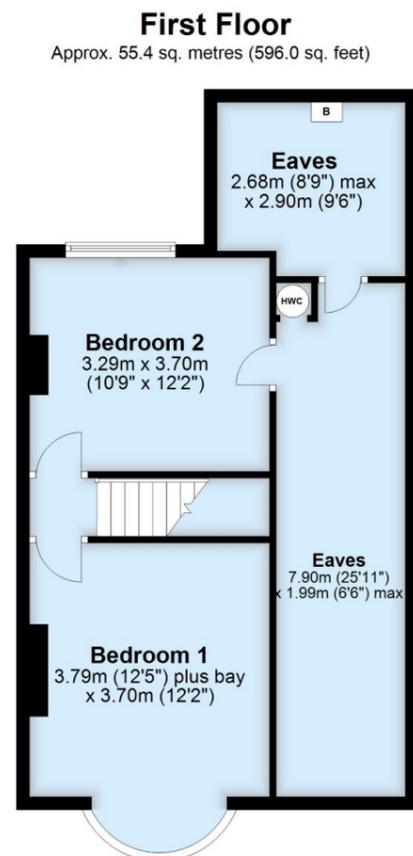
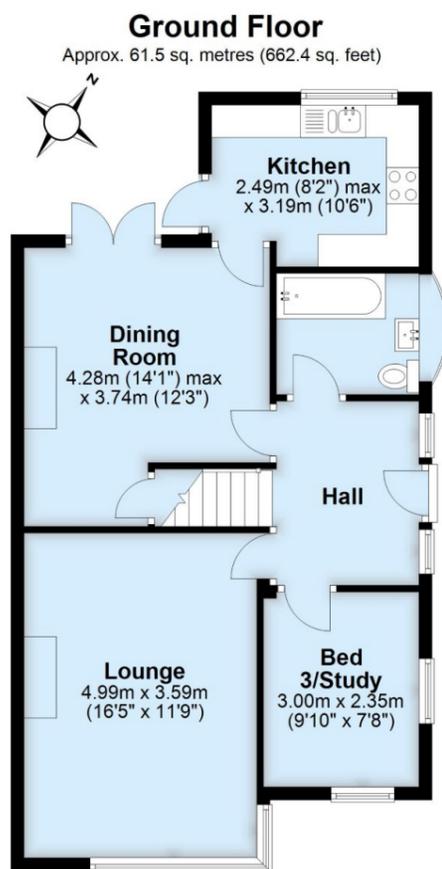


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 130.6 sq. metres (1405.5 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 at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

20 Willett Close, Petts Wood, Orpington, Kent, BR5 1QH

Guide Price £725,000 Freehold

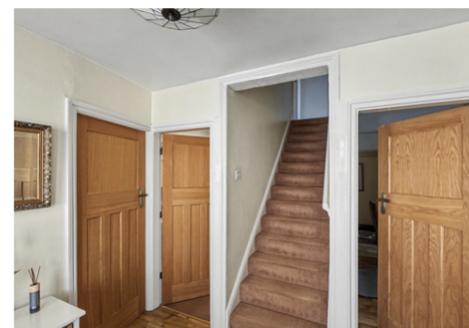
- Semi Detached Chalet
- Two Reception Rooms
- 163ft Rear Garden
- Private Driveway
- Three Bedrooms
- Potential to Extend
- Detached Garage
- Cul De Sac Aspect

20 Willett Close, Petts Wood, Orpington, Kent, BR5 1QH

A well-presented semi detached chalet house, situated in a desirable cul-de-sac within easy walking distance of Station Square for an array of amenities, mainline Station for excellent connections into London, Crofton schools (for Ofsted outstanding - infants and juniors), and good transport links. This unextended version offers outstanding potential by way of a first floor side extension and ground floor rear extension to fully future proof in terms of maximising the accommodation and mirror neighbouring properties (subject to planning permission and building regulations). Inside you will find three bedrooms arranged over two levels, two generous reception rooms, a modern Shaker style kitchen and contemporary bathroom on the ground floor. There is an impressive 163ft by 30ft rear garden fully laid to lawn, a private driveway for two or three cars and detached garage with replacement roof (2024). Additional benefits include a new tiled main roof in 2005, new garage roof in 2024, new patio and driveway in 2021, double glazed windows, replacement double glazed windows to rear aspect, Amtico quality flooring on the ground floor, re-modelled interior doors, central heating boiler fitted in 2021 with service history, security system and well-presented interior. Viewing comes highly recommended by the Sellers' Sole Agents.

Location

From Station Square proceed into Willet Way, turn left into Tudor Way, right into Willet Way and Willet Close is on the right.



Ground Floor

Entrance Hall

Leaded light entrance door to side with leaded light window panels, radiator, room thermostat.

Lounge

4.99m x 3.59m (16' 4" x 11' 9") Double glazed leaded light window to front, feature fireplace surround, gas coal fire, radiator.

Dining Room

4.28m x 3.74m (14' 1" x 12' 3") Double glazed Georgian style French doors leading to garden, radiator, under stairs storage cupboard with gas and electric meter, decorative fire place surround, Amtico flooring.

Kitchen

2.49m x 3.19m (8' 2" x 10' 6") Double glazed Georgian style window to rear, double glazed door to side, range of framed Shaker style wall and base cabinets, built-in Neff double oven, Neff electric hob set on work top, extractor hood, one and half bowl sink unit with drainer, Neff integrated dishwasher, plumbed for washing machine, space for tumble dryer, pelmet lighting, recessed ceiling lights, Amtico flooring.

Bedroom Three/ Home Office

3.00m x 2.35m (9' 10" x 7' 9") Double glazed leaded light window to front, radiator, Amtico flooring, double glazed oriel bay window to side.

Family Bathroom

Double glazed oriel bay window to side, white contemporary suite comprising bath with built-in shower and shower screen, hand basin, low level WC, chrome heated towel rail, recessed ceiling lights, extractor fan, Amtico flooring.

First Floor

Landing

Access to loft via ladder.

Bedroom One

3.79m x 3.70m (12' 5" x 12' 2") Double glazed leaded light bay window to front, radiator.

Bedroom Two

3.29m x 3.70m (10' 10" x 12' 2") Double glazed Georgian style window to rear, radiator, door to large eaves storage.

Eaves Storage

Large storage area with light, access to central heating boiler and hot water cylinder. Potential space to extend the first floor and create two further bedrooms.

Outside

Rear Garden

163ft by 30ft approximately. Paved patio area, extensive lawn, side gate, leading to driveway, established shrubs, mature oak tree to far end of garden (TPO), and red robin hedging to rear aspect. Patio and drive constructed in 2021.

Detached Garage

5.29m x 2.59m (17' 4" x 8' 6") Detached single garage with up an over door, windows to side and rear. Roof re-placed in 2024.

Frontage

Private garden and driveway, garden laid to lawn with flower bed borders, off street parking and driveway leading to garage.

ADDITIONAL INFORMATION

Council Tax

Council Tax
Local Authority: Bromley
Council Tax Band: E