

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(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

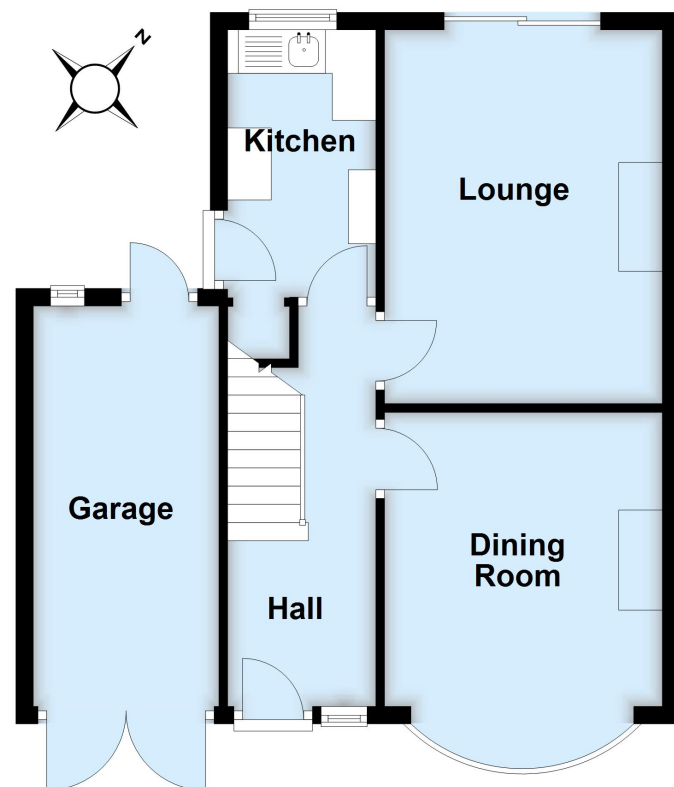
8 Langley Gardens, Petts Wood, Orpington, Kent, BR5 1AB

Guide Price £595,000 Freehold

- 1930s Semi Detached
- Two Receptions
- Modernisation Required
- Close to Schools
- Three Bedrooms
- Attached Garage
- Desirable Cul-De-Sac
- Ideal for Station

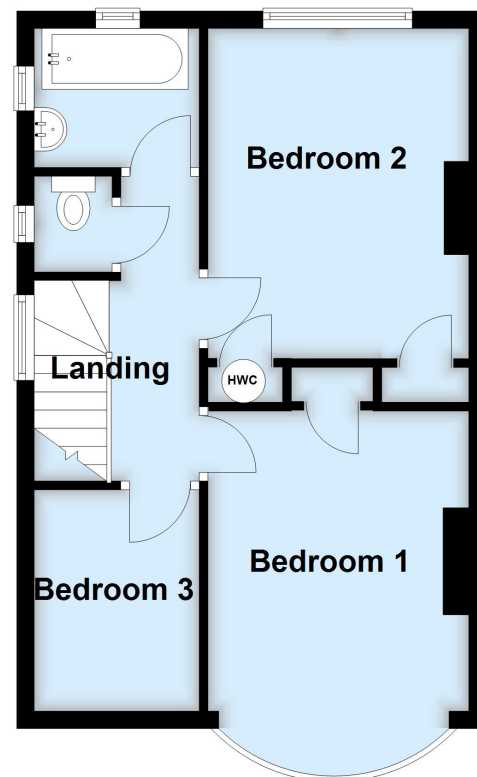
Ground Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 89.0 sq. metres (958.3 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.
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8 Langley Gardens, Petts Wood, Orpington, Kent, BR5 1AB

A 1930s bay-fronted semi detached house occupying a desirable cul-de-sac location. The property is within easy walking distance of reputable schools, Petts Wood town centre for a comprehensive range of amenities and mainline station (serving five mainline London stations, DLR service via Lewisham and ThamesLink service via Bromley South). There are three bedrooms, two reception rooms, a basic kitchen, bathroom and separate WC. Outside you will note a private driveway, an attached garage and large rear garden. Benefits include redevelopment potential to mirror neighbouring properties (subject to Planning), quiet aspect overlooking a communal green and CHAIN-FREE possession. Please note extensive modernisation and remedial work is required throughout. Exclusive to PROCTORS.

Location

From Petts Wood Station, bear left into Queensway, turn right into Lakeswood Road, left into Crescent Drive, right into Chesham Avenue and Langley Gardens is on the right.



Ground Floor

Entrance Hall

4.47m x 1.58m (14' 8" x 5' 2") Glazed entrance door, window to side, under stairs meter cupboard.

Lounge

4.13m x 3.06m (13' 7" x 10' 0") (Into bay window and alcove) Bay window to front, gas fire (not tested),

Dining Room

4.07m x 3.06m (13' 4" x 10' 0") (Into alcove) Patio doors to rear, gas fire (not tested).

Kitchen

2.89m x 1.53m (9' 6" x 5' 0") Window to rear, glazed door to side, under stairs cupboard.

First Floor

Landing

Window to side, access to loft.

Bedroom One

4.15m x 2.90m (13' 7" x 9' 6") (Into bay window and alcove) Bay window to front, built-in cupboard.

Bedroom Two

3.62m x 2.91m (12' 0" x 9' 6") Window to rear, built-in cupboard, built-in airing cupboard housing hot water cylinder (not tested).

Bedroom Three

2.45m x 1.73m (8' 0" x 5' 8") Window to front.

Bathroom

1.71m x 1.40m (5' 7" x 4' 7") Windows to rear and side, bath, hand wash basin.

Separate WC

Window to side, high level WC.

Outside

Rear Garden

In need of cultivation with mature shrubs and trees. access to garage and garden shed.

Attached Garage

4.61m x 2.01m (15' 1" x 6' 7") Double doors, access to garden, window to rear.

Frontage

Private driveway, mature shrubs.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : E.