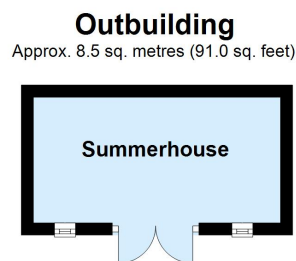
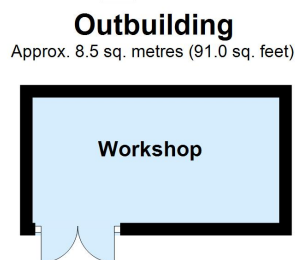
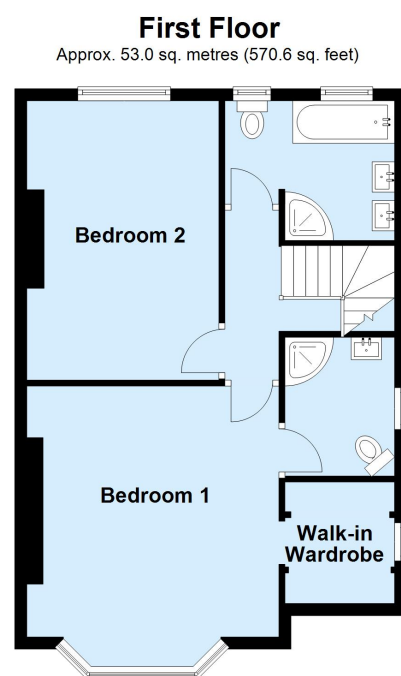
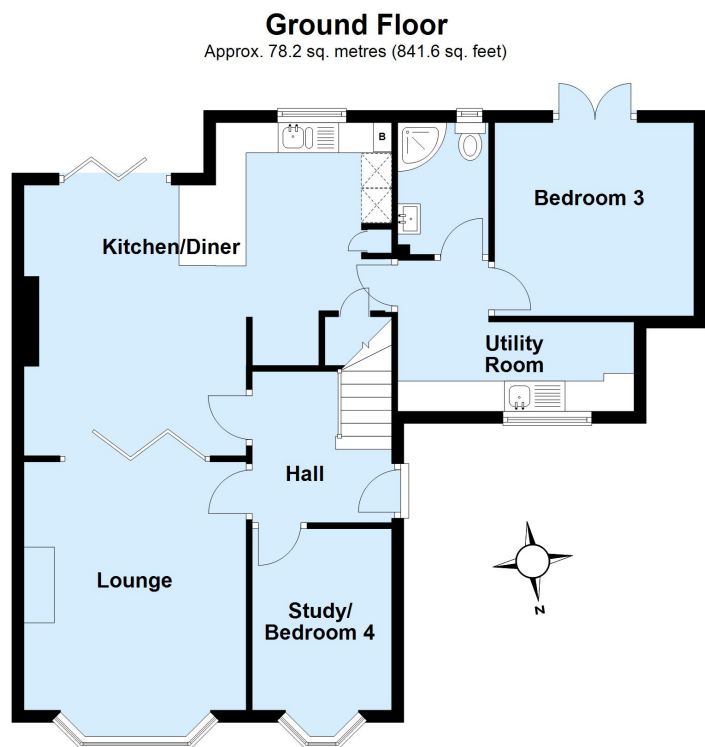


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Total area: approx. 148.1 sq. metres (1594.2 sq. feet)

This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

93 Nightingale Road, Petts Wood, Orpington, Kent, BR5 1BH

£895,000 Freehold

- Substantial Semi Detached
- Social Living Space
- Open Plan Kitchen
- South Facing Garden
- Four Generous bedrooms
- Ground Floor Annex
- Three Bathrooms
- Ample Parking Facilities

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 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



93 Nightingale Road, Petts Wood, Orpington, Kent, BR5 1BH

This 1930's built semi-detached house has been exquisitely extended by the present owners to provide versatile accommodation comprising four generous bedrooms, an impressive annex and stylish interior, all with no expense or imagination spared. The open plan ground floor features, two reception rooms connected by glazed sliding doors, a contemporary fitted kitchen with 'Neff' appliances, a spacious annex to side aspect with a double bedroom, utility room and separate shower room. The first floor features a main bedroom with walk-in wardrobe with window, and modern en-suite shower room. A double second bedroom to rear aspect and family bathroom with bath and shower cubicle. Outside you will note an attractive south facing garden designed for dining and entertaining, facility for a covered hot tub, (negotiable), summer house, large store/workshop and side access. The front offers a corner blocked-paved in and out driveway for several cars. Benefits include a stylish turnkey interior, double glazed windows, plantation shutters, a popular wood burner, Neff integrated appliances, central heating by combination boiler, power showers, oak flooring, security system, and modern LED lighting. The property is located within easy walking distance of Petts Wood mainline station, reputable nearby schools, good transport links in the town centre to name a few. To fully appreciate the space on offer, living flexibility and attention to detail, interior viewing comes highly recommended by the Sole Agents.

Location

Nightingale Road is situated off Queensway, just opposite Petts Wood mainline station. The property is on the left, junction of Diameter Road.



GROUND FLOOR

Entrance Hall

Double glazed entrance door to side, radiator.

Through Lounge/Diner

4.75m x 3.55m (15' 7" x 11' 8") (into bay window and alcove) Double glazed bay window to front, plantation shutters, radiator, open chimneybreast with multi-fuel burner, granite hearth, alcove shelves, recessed ceiling lights, media hub, pre-wired for cinema surround sound. Glazed intermediate doors to dining area and kitchen.

Dining Area

4.37m x 3.45m (14' 4" x 11' 4") (into alcove) Double glazed bi-fold doors to terrace, vertical blinds, peninsular quartz surface to kitchen, radiator, recessed ceiling lights, wired for cinema surround.

Kitchen

4.11m x 2.74m (13' 6" x 9' 0") (into units) Double glazed window to rear, range of gloss grey fronted wall and base cabinetry, built-in Neff appliances comprising fan-assisted oven, separate combination oven, warming drawer and induction hob set on quartz work top, stainless steel extractor chimney, integrated dishwasher, one and half bowl ceramic sink unit, water softener, recessed American fridge freezer (negotiable), under stairs cupboard with electric and gas smart meters, concealed and wall mounted combination boiler, pendant lighting above sink and recessed ceiling lights. Door to utility room annex.

Bedroom Four/ Study

3.40m x 2.30m (11' 2" x 7' 7") (into bay) Double glazed bay window to front, plantation shutters, radiator, recessed ceiling lights. An ideal home office if working from home, in our opinion.

THE ANNEX

Utility Room

3.79m x 2.32m (12' 5" x 7' 7") (narrows to 1.31m (4' 4")) Double glazed window to front, fitted Venetian blinds, wall and base cabinets, plumbed for washing machine, space for tumble dryer, single sink unit set on work top, fridge/freezer (negotiable), recessed ceiling lights, extractor fan, access to storage loft, porcelain tiled flooring.

Bedroom Three/ Guest Bedroom

3.12m x 3.11m (10' 3" x 10' 2") Double glazed French doors to garden terrace, radiator, recessed ceiling lights, fitted wardrobes.

Shower Room

2.09m x 1.39m (6' 10" x 4' 7") Double glazed window to rear, contemporary white suite comprising shower cubicle with built-in controls, hand basin on vanity unit, W.C, chrome heated towel, LED mirror, recessed ceiling lights, extractor fan, porcelain tiled walls, and floor.

FIRST FLOOR

Landing

Access to loft via ladder, radiator.

Bedroom One - Master Suite

4.75m x 4.09m (15' 7" x 13' 5") (into bay window and alcove) Double glazed bay window to front, plantation shutters, radiator, recessed ceiling lights.

Walk-in Wardrobe

1.98m x 1.74m (6' 6" x 5' 9") Double glazed window to side, fitted open wardrobes and drawers, recessed ceiling lights, recessed storage units.

En-Suite Shower Room

2.14m x 1.71m (7' 0" x 5' 7") Double glazed window to side, shower cubicle with built in

controls, drench shower, hand basin on vanity unit, back to wall W.C, chrome heated towel rail, porcelain tiled flooring and walls, recessed ceiling lights, extractor fan, LED wall mirror, underfloor heating.

Bedroom Two

4.60m x 3.20m (15' 1" x 10' 6") Double glazed window to rear, range of wall to wall sliderobes, radiator, recessed ceiling lights.

Family Bathroom With Shower

2.70m x 2.30m (8' 10" x 7' 7") Two double glazed windows to rear, contemporary white suite comprising bath with shower spray, separate shower cubicle with drench shower, double hand basin set on vanity unit, W.C, wall mirror with light, recessed ceiling lights, extractor fan, ceramic tiled floor and walls, under floor heating.

OUTSIDE

Garden

50ft Approximately Porcelain paved patio, laid to lawn, established borders, raised borders with established shrubs, exterior lighting, power points, outside tap, covered hot tub area (negotiable), large work/storage room, separate summer house with power and light, pelmet lighting.

Frontage

A corner plot frontage with a block-paved driveway for several cars, walled boundary, side access, outside lights.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

