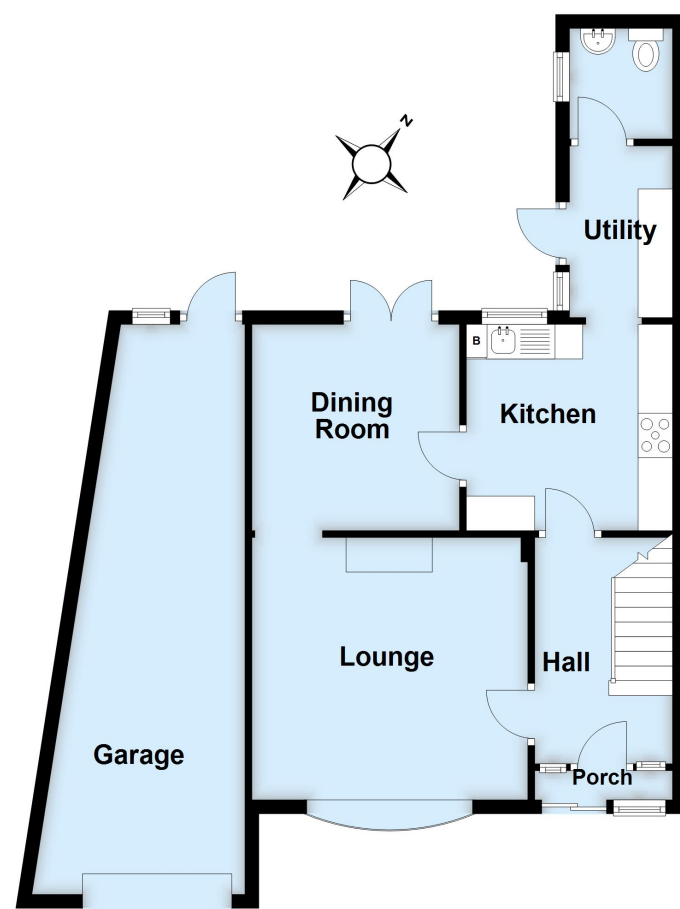


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

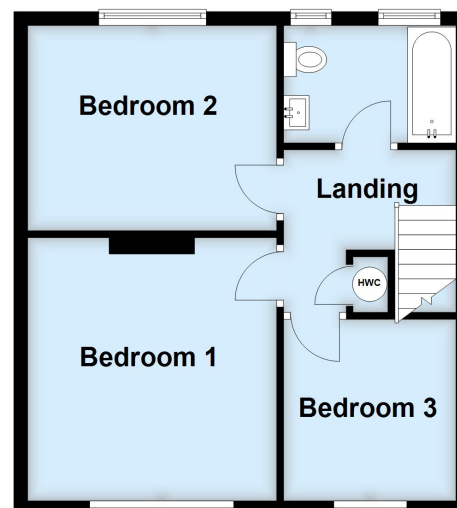
Ground Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 112.5 sq. metres (1211.1 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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Viewing by appointment with our Petts Wood Office - 01689 606666

30 Kedleston Drive, Orpington, Kent, BR5 2DR

Guide Price £575,000 Freehold

- Petts Wood Borders
- Turn Key Interior
- Two Reception Rooms
- Ground Floor Cloakroom
- Immaculate Semi
- Three Bedrooms
- Large Utility Room
- Private Driveway

30 Kedleston Drive, Orpington, Kent, BR5 2DR

This post war built semi-detached house offers an immaculate interior, situated on the Petts Wood borders, convenient for two mainline stations (Petts Wood and St. Mary Cray), good transport links in Poverest Road, nearby schools and an array of amenities. There are three generous bedrooms, two reception rooms, a well fitted kitchen, large utility room, ground floor cloakroom and family bathroom. The frontage offers a private driveway, which leads to the attached garage, established garden and there is a stunning 80ft west facing rear garden a delightful patio, perfect for relaxing. Features to note include a turn key interior, double glazed windows throughout, gas central heating, contemporary bathroom and deep storage garage. Local amenities offer Nugent Shopping Park for high street stores (M&S, Boots and Next to name a few), Petts Wood and Orpington facilities within, The Walnuts Leisure Centre and nearby bus routes. Exclusive to PROCTORS.

Location

From Petts Wood Station Square bear right into Petts Wood Road, continue into Poverest Road, turn right into Forest Way and Kedleston Drive is on the right.



Ground Floor

Entrance Porch

Double glazed sliding door, quarry tiled floor.

Entrance Hall

3.12m x 1.87m (10' 3" x 6' 2") Double glazed entrance door to front, radiator, under stairs meter cupboard.

Lounge

3.85m x 3.66m (12' 8" x 12' 0") (Into recess) Double glazed bay window to front, feature fire place surround with gas coal effect fire, radiator, archway to dining room.

Dining Room

2.95m x 2.76m (9' 8" x 9' 1") Double glazed French doors to garden, radiator, door to kitchen.

Kitchen

2.95m x 2.90m (9' 8" x 9' 6") Double glazed window to rear, range of framed medium oak wall and base cabinetry, built-in electric oven, gas hob set in worktop, single sink unit, integrated dishwasher, stainless steel extractor hood, recessed ceiling lights, wall mounted central heating boiler, archway to utility room.

Utility Room

2.33m x 1.39m (7' 8" x 4' 7") Double glazed door and window to side, spaces for washing machine and tumble dryer, counter worktop, space for fridge and freezer, door to cloakroom.

Cloakroom

1.45m x 1.39m (4' 9" x 4' 7") Double glazed window to side, white suite comprising WC, hand wash basin on vanity unit, radiator, extractor fan.

First Floor

Landing

Access to loft, built-in airing cupboard with hot water cylinder.

Bedroom One

3.66m x 3.41m (12' 0" x 11' 2") (Into wardrobe) Double glazed window to front, wardrobes, radiator.

Bedroom Two

3.342m x 2.95m (11' 0" x 9' 8") Double glazed window to rear, radiator.

Bedroom Three

2.33m x 2.52m (7' 8" x 8' 3") Double glazed window to front, radiator.

Bathroom

2.29m x 1.56m (7' 6" x 5' 1") Two double glazed windows to rear, white suite comprising bath with shower attachment, hand wash basin on vanity unit, WC, chrome heated towel rail, recessed ceiling lights, mirrored wall cabinet.

Outside

Rear Garden

80ft approximately. A delightful patio area for outside dining, low feature retaining wall to lawned area, water feature, established borders with flowers and shrubs, outside light and power, brick built garden storeroom.

Garage

8.13m x 2.50m (26' 8" x 8' 2") (Narrows to 1.75) Attached to side with power and light, electric up and over door, double glazed door and window to garden.

Frontage

Private driveway, walled boundary, established garden laid to lawn.