

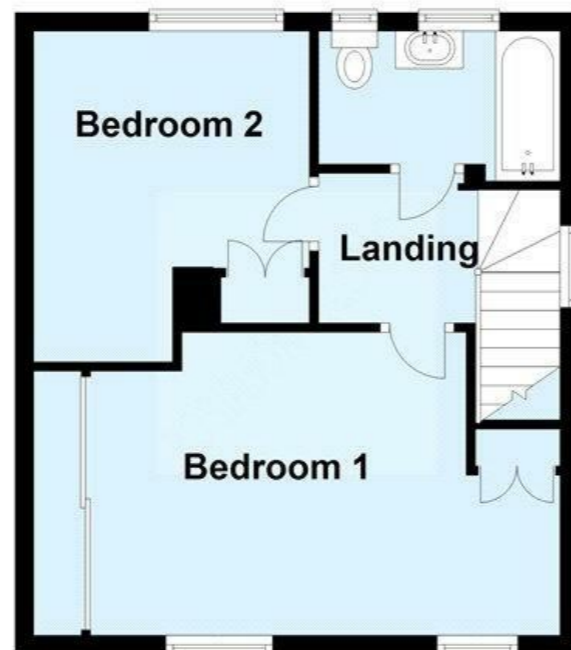
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Viewing by appointment with our Petts Wood Office - 01689 606666

54 Ascot Road, Orpington, Kent, BR5 2JF

£435,000 Freehold

- Orpington/Petts Wood Border
- End of Terrace House
- Two Double Bedrooms
- Comfortable Living Room
- Generous Breakfast Kitchen
- Dining Conservatory
- Private Driveway
- Detached Garage

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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54 Ascot Road, Orpington, Kent, BR5 2JF

This deceptively spacious Post War built end of terrace house features a private driveway for several cars and a detached garage. The well-presented interior comprises two double bedrooms with wardrobes, a comfortable living room to front aspect, generous breakfast kitchen, dining conservatory with central heating radiator and family bathroom. There is an attractive rear garden with mature borders and side access. Features include gas central heating by combination boiler, part under floor heating, double glazed windows, storm porch and alarm system. The property is located within walking distance of Petts Wood amenities, two mainline stations, good transport links, nearby schools and plenty of open green spaces. Exclusive to PROCTORS.

Location

From Petts Wood Station Square, bear right into Petts Wood Road, turn left into Chislehurst Road, right into Sherborne Road, left into Sefton Road and Ascot Road is on the right.



Ground Floor

Storm Porch

Double glazed entrance door, double glazed windows, porch light.

Entrance Hall

Panelled entrance door, opaque side window, radiator, semi open plan to living room.

Living Room

4.51m x 3.64m (14' 10" x 12' 0") Double glazed oriel bay window to front, fitted Venetian blinds, feature fire place with decorative beam mantle, radiator.

Breakfast Kitchen

5.54m x 2.41m (18' 2" x 8' 0") Double glazed window to rear, range of Shaker style wall and base cabinets, built-in electric oven, separate combi/ microwave oven, gas hob unit set in oak worktop, Belfast sink unit with mixer tap, extractor hood, plumbed for washing machine and dishwasher, ceramic tiled floor.

Breakfast Area

Double glazed patio doors to dining conservatory, radiator, nantrv cunboard under stairs

cupboard, recessed ceiling lights, under floor heating.

Dining Conservatory

4.60m x 2.81m (15' 1" x 9' 3") Double glazed French doors to garden, double glazed windows, radiator, ceramic tiled floor, double glazed door to side.

First Floor

Landing

Double glazed window to side, Venetian blinds, access to insulated loft (via ladder).

Bedroom One

4.83m x 3.09m (15' 10" x 10' 2") (Into recess, excludes wardrobes) Two double glazed windows to front, Venetian blinds, wall to wall fitted wardrobes, radiator, recessed ceiling lights.

Bedroom Two

3.40m x 2.89m (11' 2" x 9' 6") (Into recess) Double glazed window to rear, Venetian blinds, built-in wardrobe, radiator.

Bathroom

2.45m x 1.30m (8' 0" x 4' 3") Two double glazed windows to rear, bath

with electric shower, hand wash basin on vanity unit, W.C., chrome heated towel rail, ceramic tiled floor, recessed ceiling lights, shaver point.

Outside

Garden

Established garden with mature shrubs and bushes, laid to lawn, side entrance, door to garage.

Detached Garage

4.83m x 2.42m (15' 10" x 8' 0") (Excludes storage area) Detached garage with up and rolling door, rear aspect of garage ideal for garden storage, windows to side

Frontage

Private frontage, parking for several cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : C