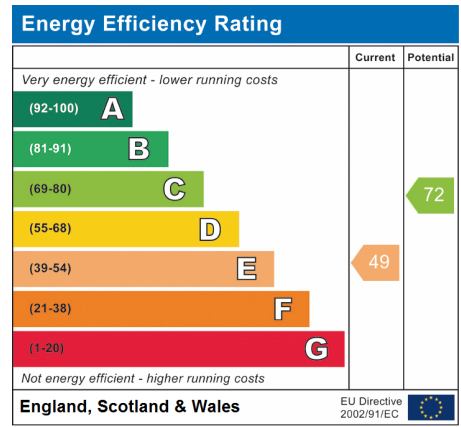




Towncourt Crescent

APPROX. GROSS INTERNAL FLOOR AREA 1948'0 SQFT 180.98 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

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

69 Towncourt Crescent, Petts Wood, Orpington, Kent, BR5 1PH

Guide Price £1,100,000 Freehold

- Substantial Semi-Detached
- En-Suite Shower Room
- Heated Conservatory
- Home Office/Store Room
- Four Bedrooms
- Two Generous Receptions
- Breakfast Kitchen
- 0.5 mile Station Square

69 Towncourt Crescent, Petts Wood, Orpington, Kent, BR5 1PH

Discover the perfect family home in the heart of Petts Wood – a substantial 1930's built semi-detached property offering generously sized living spaces and excellent amenities. Immediately available to purchase, this impressive residence combines comfort, convenience, and style, making it an ideal choice for families seeking a spacious and welcoming environment. The accommodation, arranged over three levels, comprises four generous bedrooms, an en-suite shower room off the main bedroom (loft conversion), two spacious reception rooms, a bright dining conservatory with heating, a modern breakfast kitchen with integrated appliances, separate utility area, ground floor home office/store room and sizeable family bathroom with separate shower. The home office has dual access from the main house and via the attached garage/courtyard so offers a versatile and independent space. There is an attractive rear garden mostly laid to lawn, a patio and decked terrace plus a courtyard area to the rear of garage. Benefits to note include a private driveway for two or three cars, double glazing throughout, gas central heating, fitted wardrobes, well-presented interior, security system and CHAIN-FREE possession. The property is ideally placed for Petts Wood mainline station (serving five mainline London stations, DLR via Lewisham and ThameLink service via Bromley South), nearby reputable schools and pre-schools, good transport links in Station Square, the town centre for an array of independent shops, larger stores and restaurants, plus extensive National Trust woodland and open green spaces on your doorstep. Exclusive to PROCTORS.

Location

From Station Square, proceed over the roundabout into Woodland Way and Towncourt Crescent is on the right.



Ground Floor

Entrance Hall

Entrance door to front, column radiator, original interior panelled doors, under stairs meter cupboard, under stairs storage cupboard.

Lounge

4.60m x 4.25m (15' 1" x 13' 11") Double glazed window to front, Portuguese stone fireplace surround with granite insert, cast iron wood burner, column radiator.

Dining Room

4.85m x 3.47m (15' 11" x 11' 5") French doors to conservatory, column radiator, feature fireplace surround, two Velux roof lights.

Breakfast Kitchen

6.21m x 2.59m (20' 4" x 8' 6") Double glazed bi fold doors to garden, double glazed window to side, range of Shaker style wall and base cabinetry, built-in Bosch double oven, Bosch induction hob set on Corian worktop, Corian splashback to extractor chimney, one and a half bowl inset sink with fluted drainer, integrated dishwasher, integrated fridge and freezer, peninsular breakfast bar, vertical radiator, recessed ceiling lights, archway to Orangery.

Double Glazed Conservatory

4.80m x 3.47m (15' 9" x 11' 5") Double glazed French doors and windows to garden, column radiator, ceramic tiled floor, wall light. Inner Georgian French doors from the dining room.

Inner Lobby

4.54m x 3.28m (14' 11" x 10' 9") Wall cabinet and work surface, plumbed for washing machine, recessed ceiling lights, radiator.

Cloakroom

Double glazed window to side, WC, hand wash basin, heated towel rail, extractor fan.

Side Porch (Leads to Home Office)

Entrance door to courtyard, skylight window, entrance door to garden.

Home Office/Store Room

4.78m x 2.24m (15' 8" x 7' 4") French doors to rear, ceramic tiled floor.

First Floor

Landing

Stained glass window to side, interior panelled doors, stairs to second floor.

Bedroom Two

5.06m x 4.38m (16' 7" x 14' 4") Window to front, fitted wardrobes, radiator.

Bedroom Three

3.95m x 3.47m (13' 0" x 11' 5") Window to rear, fitted wardrobes, radiator.

Bedroom Four

3.98m x 2.02m (13' 1" x 6' 8") Window to front, fitted double wardrobe, radiator.

Family Bathroom With Shower

Window to side, white suite comprising, bath, deep built-in shower cubicle with drench shower, shower spray, tiled interior, recessed ceiling lights, chrome heated towel rail, radiator, recess with hand wash basin on vanity unit, ceramic tiled floor and walls, walk-in eves room housing central heating boiler and hot water cylinder.

Second Floor

Bedroom One

5.38m x 5.01m (17' 8" x 16' 5") Skylight windows to rear and side aspect, fitted wardrobes, two radiators, access to storage loft with ladder.

En-Suite Shower Room

Skylight window to front, corner shower cubicle, WC, hand wash basin on vanity unit, radiator, shaver point, extractor fan.

Outside

Garden

Paved patio area, laid to lawn, established shrubs and trees, pergola and seating area, outside lights.

Courtyard

Block paved area, outside tap, door to garage.

Attached Garage

Up and over door, power and light, rear door from courtyard.

Frontage

Private driveway, parking for two/three cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F