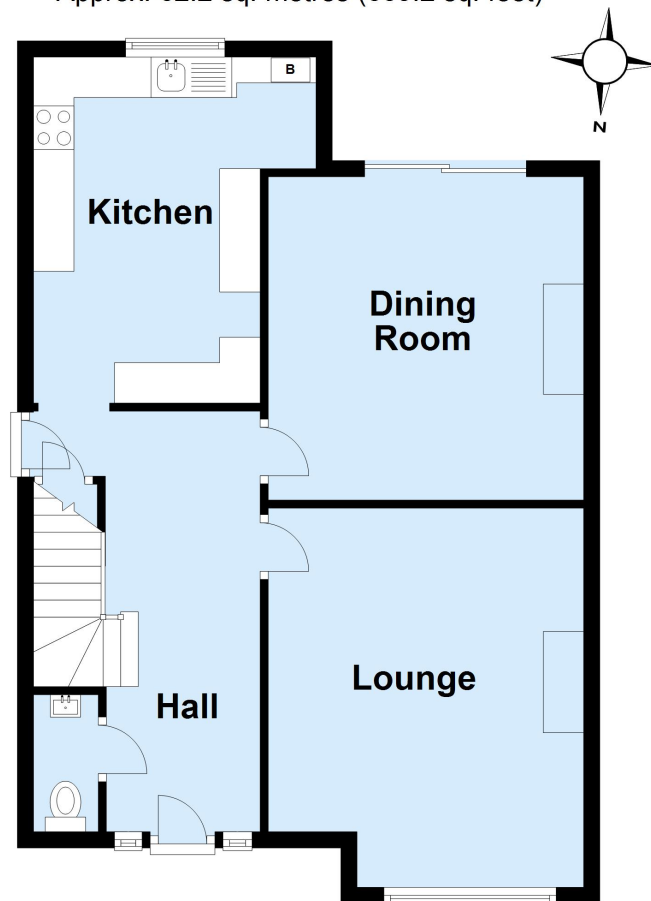


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

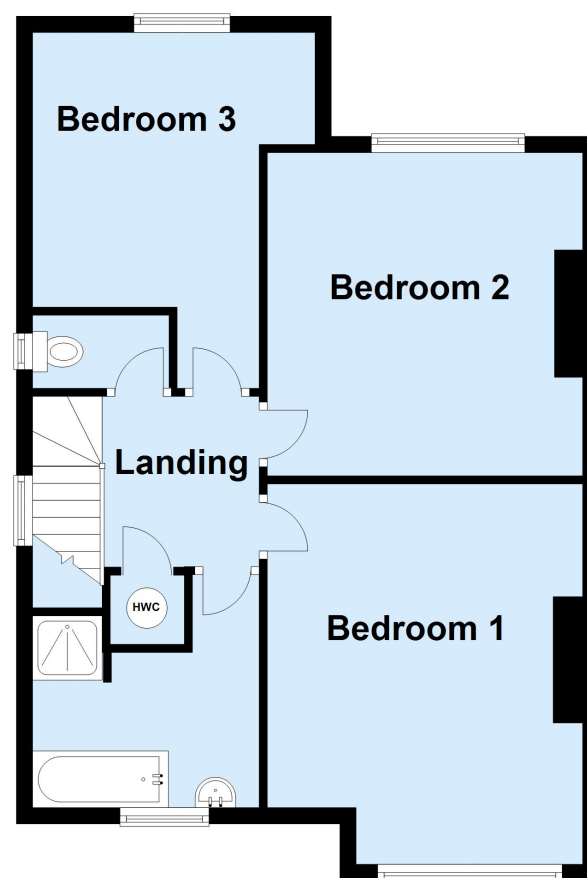
Ground Floor

Approx. 62.2 sq. metres (669.2 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 124.4 sq. metres (1339.1 sq. feet)

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 fee 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 "www.proctors.london"



Viewing by appointment with our Petts Wood Office - 01689 606666

49 Kingsway, Petts Wood, Orpington, Kent, BR5 1PN

Guide Price £850,000 Freehold

- Chain Free Availability
- South Facing Garden
- Two Reception Rooms
- Spacious Entrance Hallway
- 1930's Semi Detached
- Three Double Bedrooms
- Detached Garage
- Deep Private Driveway

49 Kingsway, Petts Wood, Orpington, Kent, BR5 1PN

GUIDE PRICE £850,000-£875,000.

We are pleased to offer for sale this larger than average 1930's built semi-detached house occupying a sought after location in Petts Wood east, within walking distance of the mainline station, Station Square for good transport links, the town centre for a comprehensive range of shops, nrestaurants and cafes, nearby reputable schools and pre-schools, plus an abundance of National Trust and open spaces for leisurely walks. The bright and airy accommodation comprises three double bedrooms on the first floor, two generous reception rooms, a modern fitted kitchen, ground floor cloakroom off the entrance hall, family bathroom with shower cubicle and separate WC. There is a beautiful south facing rear garden measuring 33m by 9.8m, a deep private driveway leading to vehicular gates and large single detached garage with power. Benefits to note include a spacious entrance hall with side door, high ceilings, mostly double glazed, gas central heating and CHAIN FREE possession. The property offers much potential by way of a rear ground floor extension or possible loft conversion to mirror neighbourhood properties (subject to local planning consent by Bromley Council). EXCLUSIVE TO PROCTORS.

Location

From Station Square bear right at the roundabout into Petts Wood Road, turn left into Crossway, right into Kingsway and the property is on the right.



Ground Floor

Entrance Hall

5.07m x 2.65m (16' 8" x 8' 8") (into staircase)
Entrance door with original stained glass leaded light window to each side, radiator, under stairs meter cupboard, part glazed door to side leading to driveway and garden.

Cloakroom

WC, hand basin on vanity unit, chrome heated towel rail, extractor fan, ceramic tiled floor.

Lounge

4.54m x 3.70m (15' 0" x 12' 2") (into alcove)
Tall double glazed window to front with secondary glazing, radiator, feature York stone fireplace surround, wall lights.

Dining Room

3.86m x 3.70m (12' 8" x 12' 2") (into alcove)
Double glazed patio doors to rear aspect, period style fireplace surround with tiled insert, open chimney breast, radiator.

Kitchen

4.12m x 2.62m (13' 6" x 8' 7") Double glazed picture window overlooking a beautiful rear garden, range of contemporary wall and base cabinets, eye-level double electric oven, gas hob unit set in vanity unit, stainless steel

splash back to extractor chimney, extractor fan, single sink unit and drainer, plumbed for washing machine, wall mounted central heating boiler, recess with storage shelves, pelmet lighting, radiator.

First Floor

Landing

2.64m x 2.03m (8' 8" x 6' 8") (into stairs)
Original stained glass leaded light casement window to side, secondary glazing, built in airing cupboard with hot water cylinder.

Bedroom One

4.53m x 3.75m (14' 10" x 12' 4") (into alcove)
Double glazed window to front, secondary glazing, radiator.

Bedroom Two

3.88m x 3.75m (12' 9" x 12' 4") (into alcove)
Double glazed window to rear, radiator.

Bedroom Three

3.24m x 2.62m (10' 8" x 8' 7") Double glazed window to rear, radiator, recessed desk top.

Bathroom

2.79m x 2.60m (9' 2" x 8' 6") (into door recess)
Double glazed window to front, white suite comprising bath, hand basin, separate shower

cubicle, mostly tiled walls, radiator, wall cabinet, access to loft.

Separate WC

Original single glazed leaded light window, WC, radiator (part tiled walls).

Outside

Garden

33.00m x 9.80m (108' 3" x 32' 2") A beautiful south facing garden with paved patio area, laid to lawn with curved edging, established flowerbeds and shrubs, mature trees and bushes, well managed oak tree, greenhouse, garden shed, outside tap, side entrance.

Large Single Detached Garage

Detached single garage with up and over door, side door and window to rear, power and light, room for appliances.

Frontage

Private driveway and garden, vehicular wooden gates to garage.

Council Tax

Local Authority: Bromley Council
Council Tax Band: F