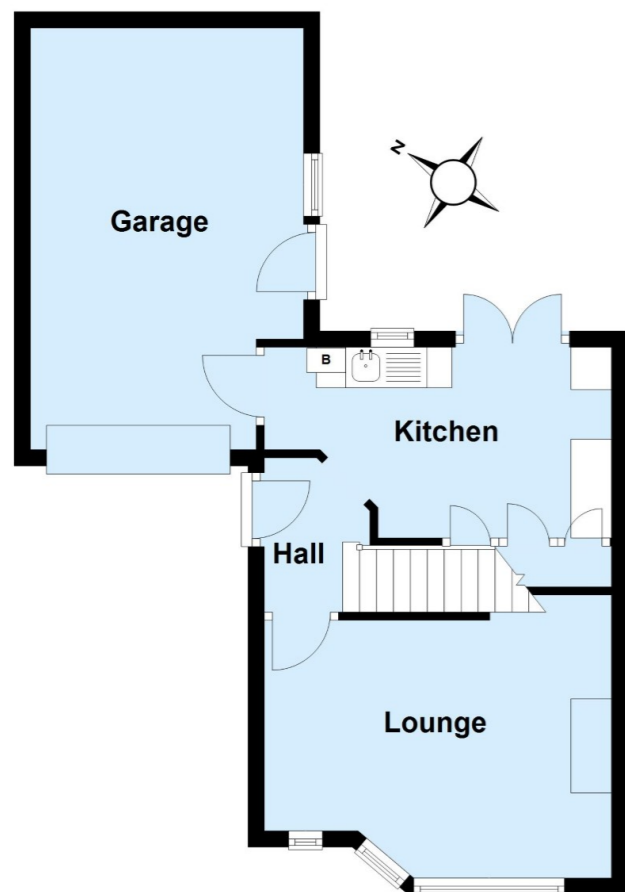


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		55
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



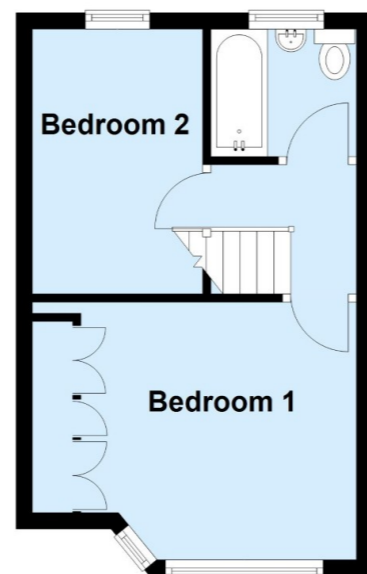
Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.8 sq. feet)



Total area: approx. 69.5 sq. metres (748.5 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

142 Towncourt Lane, Petts Wood, Orpington, Kent, BR5 1EJ
Guide Price £500,000 Freehold

- 🔴 1930s Built Semi
- 🔴 Lounge To Front
- 🔴 Generous Garage
- 🔴 Ideal for Crofton Schools
- 🔴 Two Bedrooms
- 🔴 Upstairs Bathroom
- 🔴 Private Driveway
- 🔴 Perfect for Transport

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



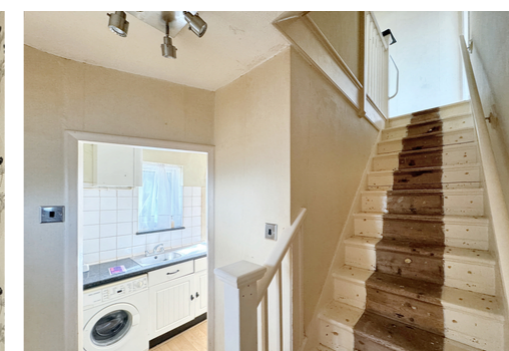
142 Towncourt Lane, Petts Wood, Orpington, Kent, BR5 1EJ

GUIDE PRICE £500,000-£525,000

This 1930's built semi detached house occupies a central location, conveniently placed for the town centre for an array of shops and stores, plus equidistant to Petts Wood mainline station and Crofton Schools (Ofsted outstanding for Infants and Juniors). The property comprises two bedrooms, a lounge to front aspect, kitchen and upstairs bathroom. There is a generous garage measuring 5.92 by 3.78m, a private driveway for two cars, plus a sizable rear garden. Benefits include potential to extend to the side or rear elevation (subject to usual Planning consent), double glazed windows, gas central heating and chain free occupation (subject to Probate being granted). Please note the property requires a degree of interior updating and modernisation. EXCLUSIVE TO PROCTORS.

Location

From Petts Wood Station, bear left into Queensway, proceed over the roundabout into Towncourt Lane and the property is on your left.



Ground Floor

Entrance Hall

1.85m x 1.31m (6' 1" x 4' 4")
Double glazed entrance door.

Lounge

4.26m x 3.03m (14' 0" x 10' 0")
(into alcove) Double glazed window to front, double glazed feature window with stained glass, fireplace surround with granite inset and hearth, coal effect fire, radiator.

Kitchen/diner

4.26m x 2.26m (14' 0" x 7' 5")
Double glazed French doors to garden, fitted wall and base units, free standing electric oven, recessed fridge freezer, washing machine, single sink unit, wall mounted central heating boiler, under stairs cupboard housing meters, built in storage

cupboard, built in airing cupboard with hot water cylinder. (All appliances negotiable).

First Floor

Landing

1.80m x 1.60m (5' 11" x 5' 3")
Access to loft.

Bedroom One

13' 3" x 10' 6" (4.04m x 3.20m)
(into alcove) Double glazed window to front, radiator, fitted wardrobes included.

Bedroom Two

3.18m x 2.15m (10' 5" x 7' 1")
Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, white suite comprising bath with electric shower and screen, hand

basin on vanity unit, W.C, chrome heated towel rail, ceramic tiled floor and walls.

Outside

Garden

34' 0" x 28' 0" (10.36m x 8.53m)
Paved patio area, lawn area, shrubs and trees.

Attached Garage

5.92m x 3.78m (19' 5" x 12' 5")
Brick built garage, up and over door.

Frontage

Private driveway, garden laid to lawn, off street parking for three cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : D

