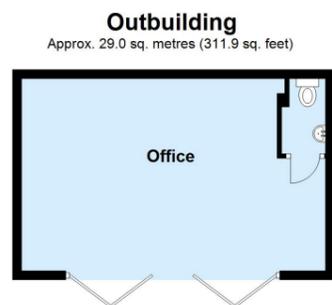
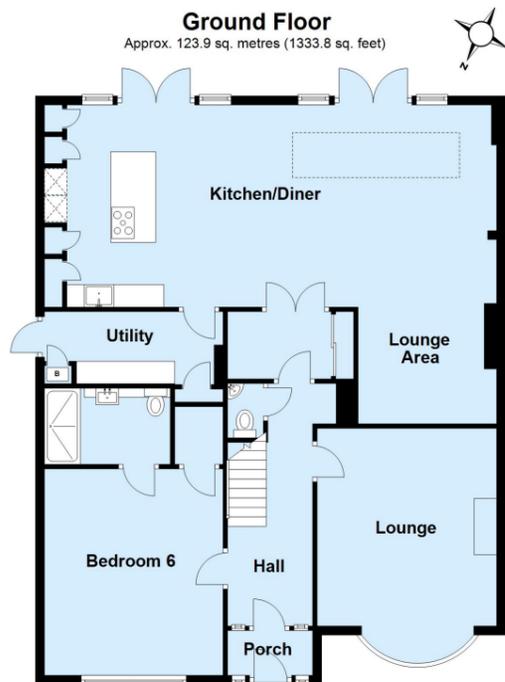


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 256.1 sq. metres (2757.1 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

24 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU

£1,250,000 Freehold

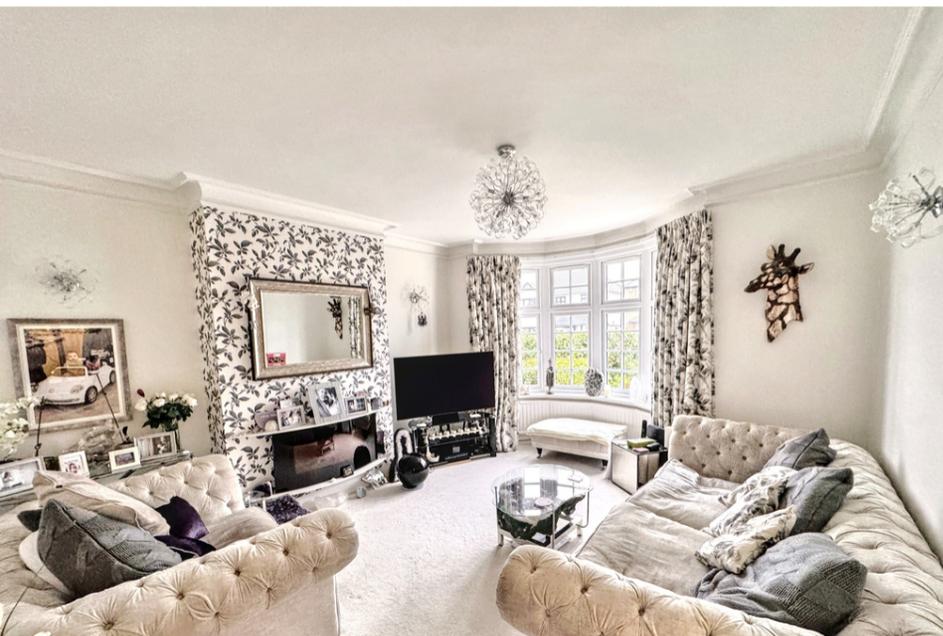
- Substantial Semi
- Office/Bedroom Six
- Social Living Space
- Separate Living Room
- Five Double Bedrooms
- Large Island Kitchen
- Three En-Suite Showers
- Outdoor Gym/Home Office

24 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU

A substantial 1930's built bay-fronted semi detached house, extended by the current owner by way of a double storey side extension and rear ground floor extension forming an impressive family home with flexible accommodation. The property affords five double bedrooms, a first floor office/6th bedroom, a desirable social living space of 9.36m x 7.04m, separate living room to front aspect, a breakfast island kitchen, utility room, three en-suite shower rooms, cloakroom and family bathroom with shower. The quality German made kitchen offers four ovens, quartz work surfaces plus integrated appliances. Outside you will note a purpose built gym/ work space of 6.64m by 4.43m with cloakroom, bi-fold doors, an AC/heat exchange unit, sound proofing and network cabling. Additional features include refurbished interior, character double glazing, double glazed roof lantern, gas central heating, under floor heating in the rear extension, under floor heating in the en-suites and family bathroom, Amtico flooring, fitted wardrobes in three bedrooms, alarm system, and character entrance hall. The property is situated within walking distance of the town centre, reputable local schools, mainline station and comprehensive transport links. An ideal opportunity for two generational living or a family in need of ground floor bedroom and en-suite for mobility needs. **EXCLUSIVE TO PROCTORS.**

Location

From Station Square, bear right into Petts Wood Road, turn right into Chislehurst Road and bear left into Grosvenor Road.



Ground Floor

Entrance Porch

Double glazed entrance door, light.

Entrance Hall

5.20m x 1.72m (17' 1" x 5' 8") Glazed inner door, radiator cabinet, Amtico tiled flooring, under stairs meter cupboard.

Cloakroom

WC, hand basin.

Separate Living Room

5.00m x 3.98m (16' 5" x 13' 1") (into bay window and alcove_ Double glazed bay window to front, radiator, feature fireplace, wall lights.

Inner Hall

Storage area, ideal for coats, recessed ceiling lights.

Social Living Space

9.36m x 7.04m (30' 9" x 23' 1") ('L' shaped room) Amtico tiled floor throughout with under floor heating.

Kitchen Area

Double glazed French doors and windows to rear, range of German made wall and base cabinets, four built-in electric ovens, (two combination ovens), warming drawer, integrated fridge and freezer, integrated dish washer, inset sink unit, island with Elica, built-in extractor system. corner breakfast seating, three pendant lights above, recessed ceiling lights, room thermostat

Dining Area

Double glazed French doors and windows to rear, double glazed roof lantern, open plan to family area.

Family TV Area

Recessed ceiling lights, recessed chimney breast.



Utility Room

Double glazed entrance door, single sink unit, wall mounted central heating boiler, plumbed for washing machine, recess for tumble dryer, Amtico tiled floor, under floor heating, manifold system, built-in cupboard, recessed ceiling lights, extractor fan.

Bedroom Five (Ground Floor)

4.44m x 3.80m (14' 7" x 12' 6") Double glazed window to front, radiator, walk in wardrobe, with light and shelving.

En-Suite Wet Room

2.60m x 1.60m (8' 6" x 5' 3") Wet room shower, shower screen, back to wall W.C, acrylic hand basin on vanity unit, extractor fan, heated towel rail, porcelain tiled floor, wall cabinet.

First Floor

Landing

Access to loft via ladder.

Bedroom Two

5.00m x 3.42m (16' 5" x 11' 3") (into alcove and bay window) Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom Three

4.12m x 3.43m (13' 6" x 11' 3") (into wardrobes) Double glazed window to rear, wall to wall fitted wardrobes with lights, radiator.

Study/ Bedroom Six

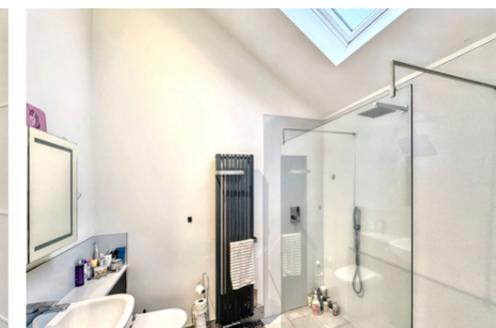
2.67m x 2.29m (8' 9" x 7' 6") Double glazed window to front, radiator, recessed ceiling lights.

Family Bathroom

3.12m x 2.27m (10' 3" x 7' 5") Double glazed window to rear, white suite comprising bath, back to cabinet W.C, hand basin set on vanity unit, open walk in shower with drench spray, heated towel rail, extractor fan, recessed ceiling lights, ceramic tiled floor with under floor heating.

Landing Two

Light well.



Bedroom One

4.76m x 3.82m (15' 7" x 12' 6") (into wardrobe) Double glazed window to rear, apex roof with four double glazed Velux windows, walk-in wardrobes, with pelmet lights, radiator.

En-Suite Shower Room/Wet Room

2.40m x 2.03m (7' 10" x 6' 8") Double glazed Velux window, back to cabinet W.C, two hand basins on vanity unit. large walk in wet room shower with drench shower head, radiator, extractor fan, recessed ceiling lights, wall cabinet.

Bedroom Five

Double glazed bay window to front radiator, door to en-suite shower room.

En-Suite Shower Room.

White suite comprising shower, hand basin, WC, recessed lighting, extractor fan, heated towel rail, tiled flooring with under floor heating.

Outside

East Facing Garden

Detached Gym/ Home Office

6.64m x 4.35m (21' 9" x 14' 3") Bi-fold doors, Venetian blinds, wood effect flooring, TV hub, wall mounted AC unit/ heat exchange, sound proof, recessed ceiling lights.

Cloakroom

W.C, hand basin on vanity unit, macerator, recessed ceiling lights.

Frontage

Private frontage and driveway to front for two cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F