

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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. 120.1 sq. metres (1292.4 sq. feet)

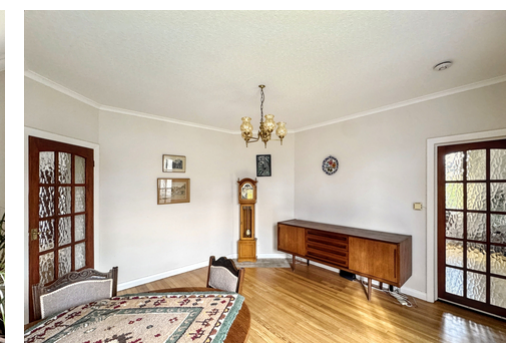
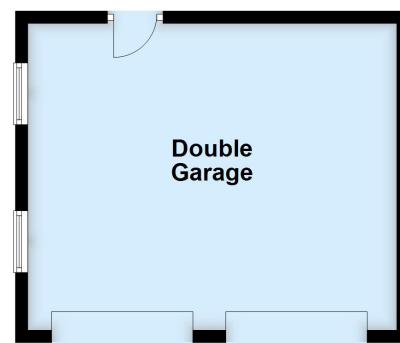


Total area: approx. 149.8 sq. metres (1612.7 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Outbuilding

Approx. 29.8 sq. metres (320.2 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

29 Homesdale Road, Petts Wood, Orpington, Kent, BR5 1JS

Guide Price £850,000 Freehold

- Deceptively Spacious
- Four Generous Bedrooms
- Reception Hallway
- Detached Double Garage
- Detached Bungalow
- Lounge/Diner
- Corner Plot Aspect
- Nearby Schools/Station

29 Homesdale Road, Petts Wood, Orpington, Kent, BR5 1JS

We are pleased to offer this deceptively spacious 1930s built detached bungalow occupying a corner plot aspect with gardens to three sides. The accommodation affords four bedrooms, a delightful reception hallway or dining room, a triple aspect lounge/diner, kitchen, en-suite shower room off bedroom two/guest room, family shower room and inner hallway. Outside you will note attractive gardens, a detached double garage and two driveways for parking three or four cars. The property offers scope to extend by way of a side and rear extension or future proof with a possible loft conversion to mirror neighbouring properties. Additional benefits include gas central heating, double glazed character windows and chain free possession. Ideal for a young family or couple looking for a bungalow to down size to. The property is situated within easy walking distance of Crofton Schools (Ofsted outstanding for infants and juniors), Petts Wood or Orpington mainline stations, Station Square for good transport links serving Orpington and Bromley, Orpington grammar schools, and lots of open green spaces for outdoor pursuits. Exclusive to PROCTORS.

Location

From Station Square proceed into Fairway, cross Tudor Way into St Johns Road, turn right into Beaumont Road, left into Fairfield Road and bear right into Homesdale Road.



Ground Floor

Entrance Porch

A covered porch with decorative brick archway and porch light.

Entrance Lobby

Part glazed entrance door, double glazed window to side, inner glazed door to reception hallway.

Reception Hallway/ Dining Room

4.00m x 3.48m (13' 1" x 11' 5") Double glazed window to front, radiator.

Triple Aspect Lounge/ Diner

7.15m x 3.47m (23' 5" x 11' 5") A delightful triple aspect room with double glazed windows to front, side and rear, period fireplace surround, gas coal effect fire (not tested), two radiators.

Inner Hall

Glazed door to garden, built-in airing cupboard, access to loft via ladder, radiator, room thermostat.

Kitchen

2.92m x 2.58m (9' 7" x 8' 6") Double glazed window to rear, wall and base cabinets, one and a half bowl sink unit, free standing oven with gas hob, washing machine and fridge/freezer to remain, built-in cupboard, wall mounted boiler, timer, built-in meter cupboard.

Bedroom One

4.00m x 3.68m (13' 1" x 12' 1") Double glazed window to front, radiator.

Bedroom Two/ Guest Room

3.23m x 2.97m (10' 7" x 9' 9") Double glazed window to front, radiator.

En-Suite Shower Room

2.97m x 1.21m (9' 9" x 4' 0") Double glazed window to rear, corner shower unit, electric shower, hand wash basin, W.C., bidet, radiator.

Bedroom Three

3.63m x 3.08m (12' 0" x 10' 1") Double glazed window to rear, free standing wardrobe, radiator.

Bedroom Four

3.07m x 1.98m (10' 1" x 6' 6") Double glazed window to side, radiator.

Family Shower Room

2.56m x 1.98m (8' 5" x 6' 6") Double glazed windows to rear and side, wet room mobility shower, electric shower, hand wash basin, W.C., radiator.

Outside

Rear Garden

Laid to lawn, paved patio area, established shrubs and trees, access to garage, gate to side and front garden, outside tap.

Detached Double Garage

6.22m x 5.24m (20' 5" x 17' 2") Brick built with double glazed window to side and door to garden, two up and over doors (one electric), light.

Front Garden

Walled frontage with established trees and shrubs, laid to lawn, single driveway with gates.

Side Garden

Walled side garden, established trees and shrubs.

Double Driveway

Double driveway for two cars ahead of detached garage.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F

