

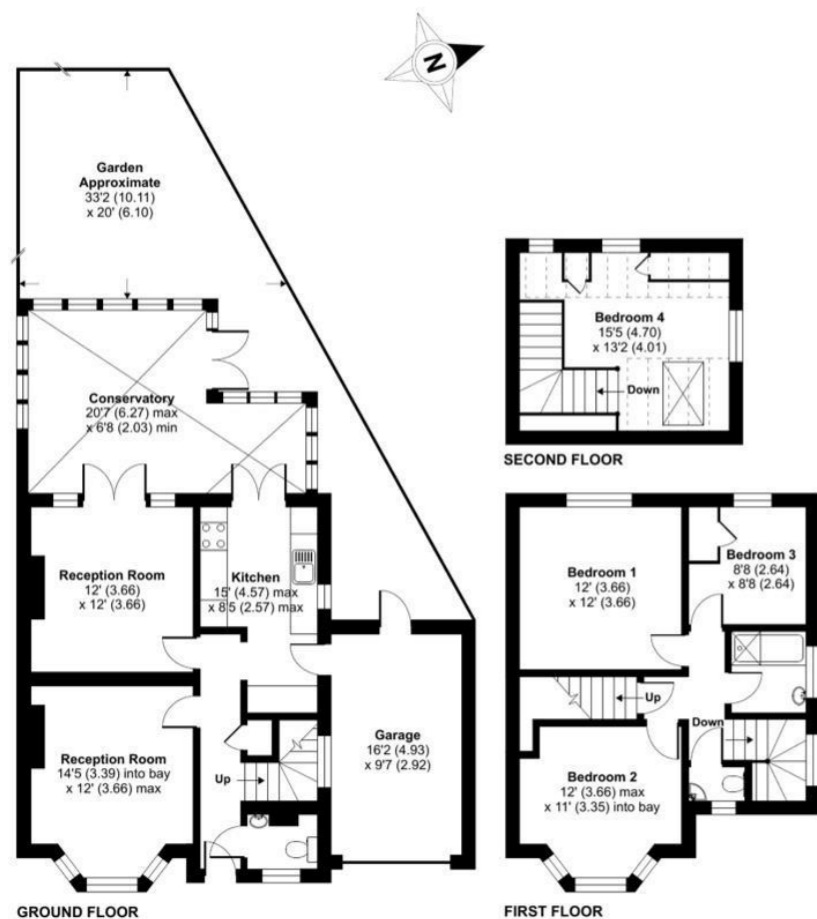
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Denotes restricted head height

Petts Wood, Orpington, BR5

Approximate Area = 1602 sq ft / 148.8 sq m (includes garage)
 Limited Use Area(s) = 91 sq ft / 8.5 sq m
 Total = 1693 sq ft / 157.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Pwllien Estate Agents. REF: 892500

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 at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

7 Tudor Way, Petts Wood, Orpington, Kent, BR5 1DZ

Guide Price £795,000 Freehold

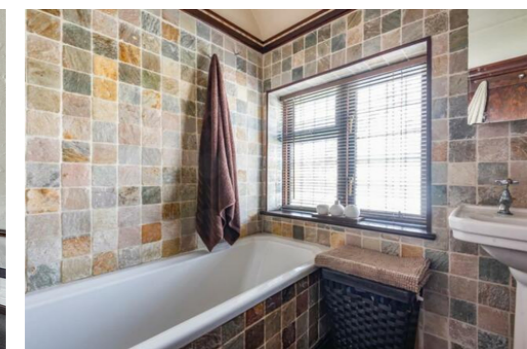
- Extended 1930s Semi Detached
- Two Reception Rooms
- Country Style Kitchen
- Ideal For Mainline
- Four Generous bedrooms
- Heated Conservatory
- Loft Conversion
- Perfect For Crofton Schools

7 Tudor Way, Petts Wood, Orpington, Kent, BR5 1DZ

This 1930s semi-detached house is centrally located in Petts Wood within close walking distance of the mainline station, Station Square for an array of shops, delis, and restaurants. good transport links serving Bromley and Orpington plus reputable Crofton schools for Ofsted outstanding rating (infants and juniors). The property captures a classic interior created by the present owner providing a loft conversion with character dormer windows, Tudor style beams, plaster panelled entrance hall and fireplace surrounds. There are four well-proportioned bedrooms, two receptions rooms, a large and fully heated double glazed conservatory, country kitchen, family bathroom, separate WC and extended ground floor cloakroom. There is a deep frontage offering off street parking for several cars, an attached garage and rear garden mainly laid to lawn. Additional benefits include NO ONWARD CHAIN, gas central heating, alarm system, original oak strip flooring on the ground floor, and character leaded light windows. For further information about this property or an appointment to view, please contact PROCTORS, the seller's sole agent.

Location

From Station Square proceed into Fairway, turn right into Tudor Way and the property is on the right.



GROUND FLOOR

Entrance Hall

Part glazed entrance door, radiator cabinet, under stairs cupboard, wall lights.

Cloakroom

Double glazed window to front, W.C, hand basin, radiator.

Lounge

3.39m x 3.66m (11' 1" x 12' 0") (into bay window) Double glazed bay window to front, radiator, period fireplace surround, gas coal effect fire, wall lights.

Dining Room

3.66m x 3.66m (12' 0" x 12' 0") Inner leaded light doors to conservatory, period style fireplace surround, radiator cabinet, wall lights.

Kitchen

4.57m x 2.57m (15' 0" x 8' 5") Part glazed door and double glazed window to side, built in double oven, gas hob unit set in oak work top, integrated fridge and freezer, integrated dishwasher, concealed central heating boiler, pelmet lighting, interior French doors to conservatory.

Conservatory

6.27m x 2.03m (20' 7" x 6' 8") A large

conservatory with column radiators, double glazed windows set in hardwood frames, glazed roof, wall lights, French doors to garden.

FIRST FLOOR

Landing

Original leaded light window to side, stairs to second floor.

Bedroom One

3.66m x 3.66m (12' 0" x 12' 0") Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Two

3.66m x 3.35m (12' 0" x 11' 0") (into bay window) Double glazed bay window to front, fitted wardrobes, radiator, under stairs storage.

Bedroom Three

2.64m x 2.64m (8' 8" x 8' 8") Double glazed window to rear, built in airing cupboard housing hot water cylinder, radiator.

Bathroom

Double glazed window to side, white suite comprising bath with mixer tap shower, shower screen, hand basin, chrome heated towel rail.

Separate W.C

Double glazed window to front, period style high level W.C, hand basin.

SECOND FLOOR

Bedroom Four

A triple aspect room with double glazed dormer windows and Velux skylight to front aspect.

OUTSIDE

Garden

Mainly laid to lawn, established shrubs and trees. access to garage.

Storage Garage

Attached storage garage.

Frontage

A private frontage, parking for several cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: F

