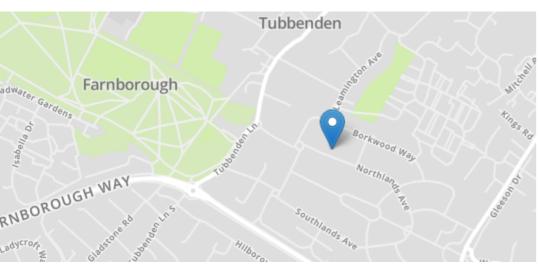
Petts Wood Office

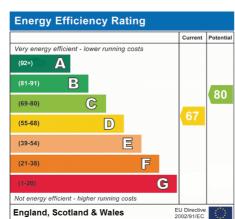
1, Fairway, Petts Wood, BR5 1EF

01689 606666

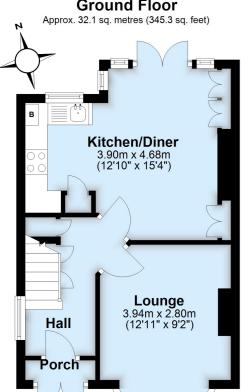
pettswood@proctors.london



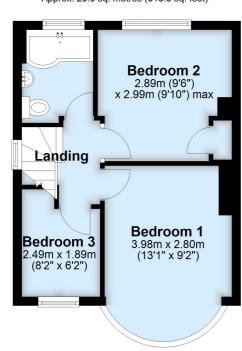




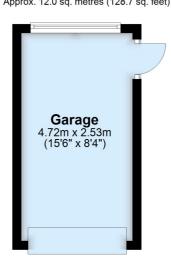
Ground Floor



First Floor Approx. 29.6 sq. metres (318.5 sq. feet)



Outbuilding Approx. 12.0 sq. metres (128.7 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 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.

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





Petts Wood Office

1, Fairway, Petts Wood, BR5 1EF

01689 606666

pettswood@proctors.london











Viewing by appointment with our Petts Wood Office - 01689 606666

39 Northlands Avenue, Orpington, Kent, BR6 9LX

£2,250 pcm

- First Time To Market
- Fully Refurbished
- Brand New Kitchen
- Stylish Modern Bathroom

- Three Bedroom Semi Detached
- Immediately Available
- Garage For Storage
- Integrated Appliances







39 Northlands Avenue, Orpington, Kent, BR6 9LX

First time to the rental market. This newly re-furbished semi detached house is situated in a desirable road, within easy walking distance of Warren Road and Tubbenden Lane schools, Darrick Wood schools, grammar schools Newstead Wood and St Olaves, good transport links in Sevenoaks Road, nearby bus route R4 serving Orpington mainline station and town centre (War Memorial), plus local shops in Crescent Way for a variety of convenience stores. The property has just undergone complete interior refurbishment and decoration to include a brand new gloss white kitchen, stylish and contemporary bathroom, neutral theme throughout, modern lighting and new floor coverings, rewiring. The property is also double glazed throughout and kitchen appliances include electric oven, induction hob, integrated fridge and freezer, dishwasher and washing machine. The accommodation comprises three bedrooms, bay fronted lounge to front aspect, a popular social dining kitchen, contemporary bathroom with shower and storm porch. Outside you will note a private front and rear garden, plus a shared driveway leading to a detached storage garage. IMMEDIATELY AVAILABLE ON A LONG TERM BASIS. Exclusive to Proctors.

Location

Lettings Terms and Conditions

Tenant Permitted Payments:

HOLDING DEPOSIT (PER TENANCY) - ONE WEEK'S RENT. (Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE (S) Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (Inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST) £50 (Inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST) Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.



GROUND FLOOR

Entrance Porch

Double glazed entrance door, porch light.

Entrance Hall

Panelled entrance door, double glazed window to side, radiator, new carpet, recessed ceiling lights, under stairs storage cupboard, under stairs meter cupboard, new interior doors.

Lounge

Double glazed window to front, radiator.

Social Dining Kitchen

Kitchen Area

Double glazed window to rear, range of gloss white wall and base cabinets, built-in Hotpoint electric oven, induction hob set on work top, extractor hood, single sink unit, mixer tap, integrated fridge and freezer integrated washing machine and slimline dishwasher, recessed ceiling lights, concealed combination boiler.

Dining Area

Double glazed French doors and windows to rear, range of matching slimline gloss white wall and base cabinets, radiator, recessed ceiling lights.

FIRST FLOOR

Landing

Double glazed window to side, access to loft via ladder, (for light storage only) new interior doors.

Bedroom One

Double glazed bay window to front, radiator.



Bedroom Two

Double glazed window to rear, radiator, builtin cupboard.

Bedroom Three

Double glazed window to front, radiator, recessed shelves.

Bathroom

Double glazed window to rear, brand new white contemporary suite comprising 'P' shaped bath with mixer tap and built in shower, shower screen, drench shower head, contemporary hand basin set on vanity unit, back to cabinet W.C, mirrored wall cabinet, recessed ceiling lights, chrome heated towel rail, extractor fan.

OUTSIDE

Garden

Paved patio area, raised planters, laid to lawn, side gate, greenhouse, exterior sockets, pedestrian access to garage.

Detached Garage

Detached storage garage with up and over door, side door, power and lights. Via shared

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley Council Tax Band: E



Tenancy Information

Rent: £2,250.00 PCM paid in advance Security Deposit: Five Weeks Rent held by DPS £2,596.00 paid in advance Availability: Long term tenancy from December 2025 Term: 12 Months plus

Restrictions: No smokers, no sharing