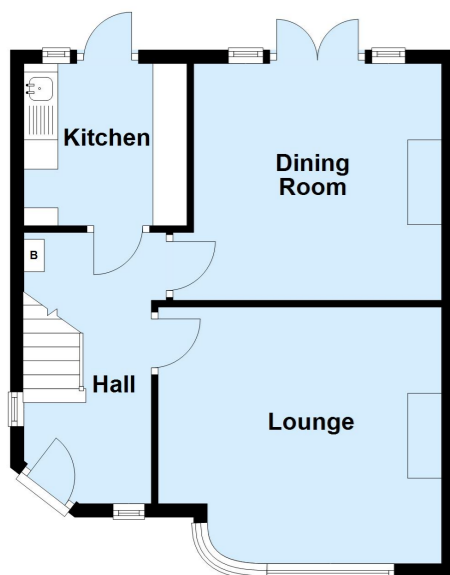


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



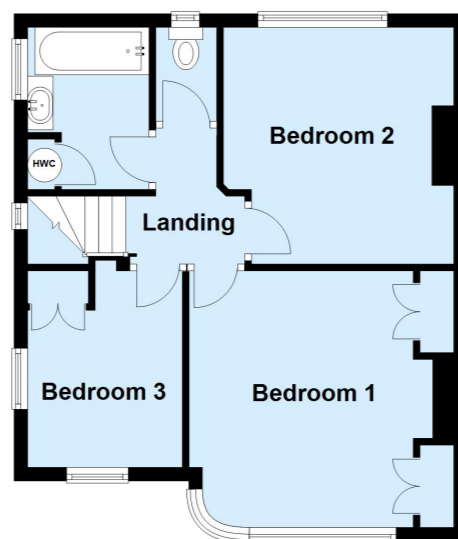
Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



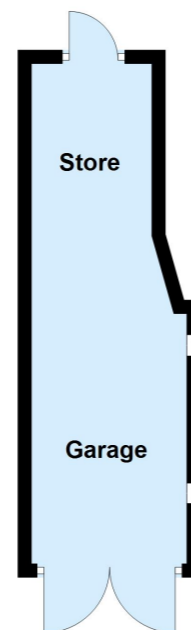
First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Outbuilding

Approx. 15.2 sq. metres (163.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.0 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

22 Fieldway, Petts Wood, Orpington, Kent, BR5 1JP

Guide Price £625,000 Freehold

- 1930s Davis Semi
- Three Bedrooms
- Private Driveway
- Close to Schools/Station
- Corner Plot Aspect
- Detached Garage
- Two Receptions
- Chain Free Property

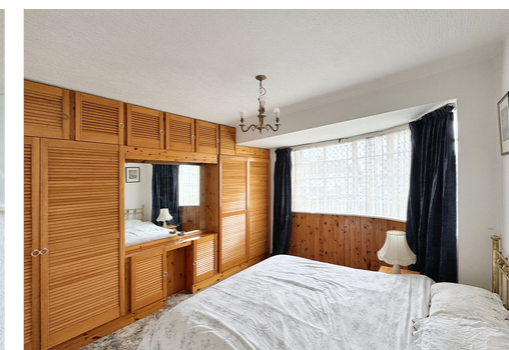
22 Fieldway, Petts Wood, Orpington, Kent, BR5 1JP

GUIDE PRICE £625,000-£640,000

First time on the market for over 50 years, this 1930s Davis built well-loved family home occupies a corner plot aspect, within close walking distance of Crofton schools (Ofsted outstanding for infants and juniors), Petts Wood mainline station, the town centre for an array of independent shops, delis, larger stores and good transport links in Station Square serving Bromley and Orpington larger communities. The bright and airy accommodation comprises three generous bedrooms, two reception rooms, fitted kitchen, family bathroom and separate W.C. Outside you will note a panoramic frontage, private driveway and detached garage to side. Additional benefits include a chain-free occupation, gas central heating and scope to future proof the property by way of a ground floor rear extension for an open plan concept or loft conversion to mirror neighbouring properties (subject to the usual planning consent). Exclusive to PROCTORS.

Location

From Petts Wood Station Square, proceed along Fairway, cross over to St Johns Road, turn right into Beaumont Road and Fieldway is on the left.



Ground Floor

Entrance Hall

3.92m x 1.81m (12' 10" x 6' 0") Part glazed entrance door, opaque window to front, three opaque windows to flank wall, under stairs meter cupboard housing central heating boiler, room thermostat.

Lounge

4.13m x 3.77m (13' 7" x 12' 4") (Into alcove) Casement bay window to front, gas coal effect fire, radiator.

Dining Room

3.55m x 3.36m (11' 8" x 11' 0") (Into alcove) French door and casement windows to rear, gas coal effect fire, radiator.

Kitchen

2.84m x 2.13m (9' 4" x 7' 0") French door and casement window to rear, window to side, light oak fronted wall and base units, single sink unit and drainer, electric free standing oven with electric hob, washing machine to remain, fridge and freezer to remain, tiled floor and walls.

First Floor

Landing

Access to loft.

Bedroom One

3.88m x 3.70m (12' 9" x 12' 2") (Into wardrobe) Casement bay window to front, fitted wardrobes, recessed mirror, radiator.

Bedroom Two

3.41m x 3.32m (11' 2" x 11' 0") (Into alcove) Casement window to rear, radiator.

Bedroom Three

2.87m x 2.24m (9' 5" x 7' 4") Casement window to front and side, storage cupboard, radiator.

Bathroom

Casement window to side, bath, hand wash basin on vanity unit, built-in airing cupboard housing hot water cylinder, radiator.

Separate W.C.

Casement window to rear, W.C.

Outside

Rear Garden

Paved patio area, laid to lawn, side gate, mature shrubs and trees, solid garden shed.

Garage

Detached pre-cast concrete built garage.

Frontage

A wide corner plot frontage mainly laid to lawn, private driveway leading to the garage.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

