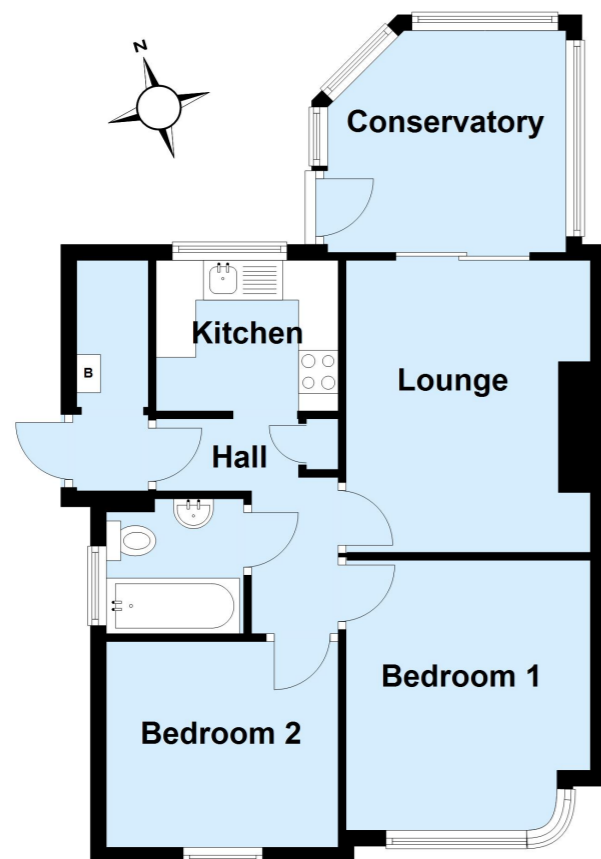


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



Total area: approx. 53.6 sq. metres (577.4 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 visit our website at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

12 Kenilworth Road, Petts Wood, Orpington, Kent, BR5 1DY

**Offers Over £320,000 Leasehold**

- Ground Floor Level
- Two Bedrooms
- Front & Rear Gardens
- Double Glazed Windows
- Vacant Maisonette
- Lounge to Conservatory
- Private Driveway
- Nearby Reputable Schools



## 12 Kenilworth Road, Petts Wood, Orpington, Kent, BR5 1DY

This ground floor purpose built maisonette is situated in a quiet residential road, within easy walking distance of the town centre for an array of amenities, Petts Wood mainline station, reputable schools (Ofsted outstanding for Crofton Infants and Juniors), good transport links in Queensway for Bromley and Orpington, plus open green spaces. The property features its own driveway for two or three cars, a lounge to rear aspect leading to a double glazed conservatory and two well proportioned bedrooms to front elevation. There is a fitted kitchen, bathroom off the entrance hall and an enclosed storm porch. Benefits to note include a private rear garden, double glazed windows, gas central heating by combination boiler (situated in the porch area) and Chain Free possession. **EXCLUSIVE TO PROCTORS.**

### Location

From Petts Wood mainline station, bear left into Queensway and head towards Orpington. Turn left into Ryecroft Road and Kenilworth Road is on the right.



### Ground Floor

#### Entrance Porch

Double glazed entrance door, under stairs storage area, wall mounted combination central heating boiler, Georgian glazed interior doors, room thermostat.

#### Entrance Hall

Double glazed inner door, built in cupboard housing electric meter.

#### Lounge

12' x 10' 2" (3.66m x 3.10m)  
Double glazed sliding doors to conservatory, two radiators.

#### Conservatory

Double glazed French doors to garden, double glazed windows to three elevations, wall light, ceramic tiled floor.

#### Kitchen

7' 2" x 6' (2.18m x 1.83m)  
Double glazed window to rear, range of gloss white wall and

base cabinets, built in electric oven, ceramic electric hob set in work top, extractor hood, single sink unit, mixer tap, fitted fridge freezer, free standing washing machine to remain, part tiles walls.

#### Bedroom One

10' x 10' 10" (3.05m x 3.30m)  
Double glazed window to front, radiator, fitted window binds.

#### Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)  
Double glazed window to front, radiator, fitted window blinds.

#### Bathroom

Double glazed window to side, white suite comprising, bath with electric shower and shower screen, hand basin on vanity unit, W.C, mirrored wall cabinet.

### Outside

#### Garden

Mature Laurel borders, laid to lawn, established shrubs and trees, garden shed.

#### Frontage

Private frontage with driveway, parking for two-three cars.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: C

Tenure: Leasehold  
Term: 999 years from September 1937

Ground Rent: £3.18

