



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

Two Elms, Orpington Road, Chislehurst, Kent, BR7 6RA

Guide Price £2,000 pcm

- Available to Rent
- Detached Bungalow
- Two Reception Rooms
- Close to Schools
- Currently Vacant
- Two Double Bedrooms
- Petts Wood Borders
- Good Transport Links

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 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 - www.proctors.london



Two Elms, Orpington Road, Chislehurst, Kent, BR7 6RA

IMMEDIATELY AVAILABALE TO RENT. This detached bungalow is set back off Orpington Road on the Petts Wood borders, conveniently placed for good transport links, nearby reputable schools, Petts Wood and Chislehurst amenities. The accommodation comprises two double bedrooms, two reception rooms interlinked, kitchen and bathroom. There is a manageable rear garden laid to lawn, a detached storage garage and parking for two cars. The property is available to rent for 12 months plus and the landlord will consider pets. That said, the property is situated opposite Petts Wood National Trust for woodland walks and leisure time. Interior viewing comes highly recommended. VIEW TODAY to reserve.

Location

From Petts Wood Staion Square, turn right into Petts Wood Road, turn left into Chislehurst Road, continue into Orpington Road and towards Chislehurst. Before the mini roundabout there is a slip road on the right and you will find Two Elms straight ahead.

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.

GREEN DEAL To make payments towards Energy Efficiency improvement under a Green Deal charge (as set in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

OTHER PERMITTED PAYMENTS

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, subscription and installation
- Default fees
- Any other permitted payments, not include above, under the relevant legislation including contractual damages.

TENANT PROTECTION: Proctors are member of Propertymark and CMP Client Money Protection which are client money protection schemes and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.



Ground Floor

Entrance Hall

Double glazed entrance door, double glazed side windows, built-in cupboard housing hot water cylinder, access to loft via ladder (for light storage).

Lounge

4.88m x 3.78m (16' 0" x 12' 5") Double glazed patio doors leading to garden, two double glazed windows to side, two radiators, open aspect to dining room.

Dining Room

3.94m x 3.05m (12' 11" x 10' 0") Double glazed window to rear, radiator.

Kitchen

3.18m x 2.39m (10' 5" x 7' 10") Double glazed window to rear, double glazed door to side, fitted wall and base units, built-in oven, electric hob unit set in work top, extractor hood.

one and a half sink unit, plumbed for washing machine and dish washer, wall-mounted central heating boiler.

Bedroom One

4.57m x 3.76m (15' 0" x 12' 4") Double glazed window to side, double glazed window to rear, radiator.

Bedroom Two

3.58m x 3.02m (11' 9" x 9' 11") Double glazed window to front, radiator.

Bathroom

Two double glazed windows to rear, bath, shower attachment, hand wash basin, W.C., bidet.

Garden

Mainly laid to lawn, established shrubs and mature trees, side access.

Detached Storage Garage

5.79m x 2.59m (19' 0" x 8' 6")

Frontage

Parking for two cars, shared access arrangement and vehicular right of way.

Tenancy Information

Rent: £2,000.00 PCM Paid in Advance

Security Deposit: £2,307.00

Five weeks Rent with DPS paid in advance

Furnishing: Unfurnished to include kitchen appliances

Availability: Immediately available

Term: Initially 12 months

Restrictions: No smokers, no sharing

Pet Policy: Good for pets.

Additional Information

Council Tax

Local Authority : Bromley Council Tax Band : F