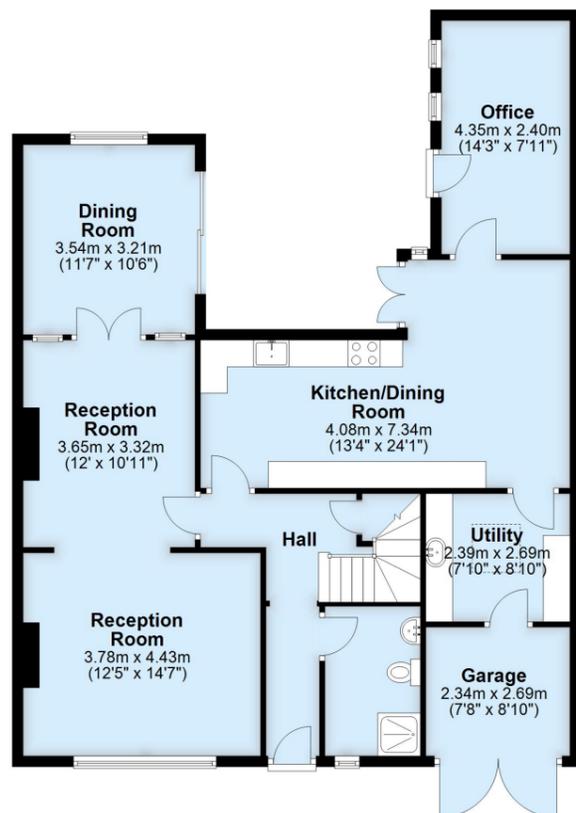


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



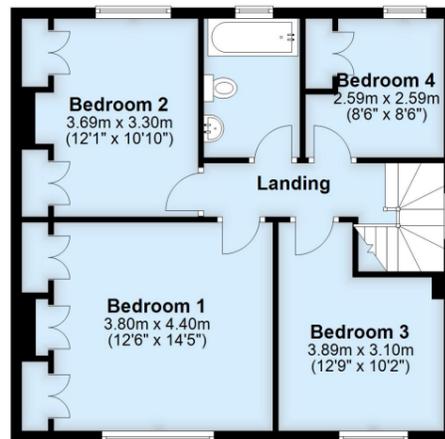
Ground Floor

Approx. 106.0 sq. metres (1140.7 sq. feet)



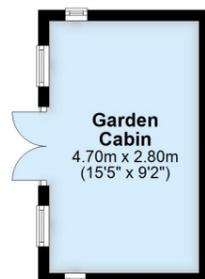
First Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Outbuilding

Approx. 13.2 sq. metres (141.8 sq. feet)



Total area: approx. 179.7 sq. metres (1934.5 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.
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Viewing by appointment with our Petts Wood Office - 01689 606666

41 Priory Avenue, Petts Wood, Orpington, Kent, BR5 1JE
Guide Price £950,000 Freehold

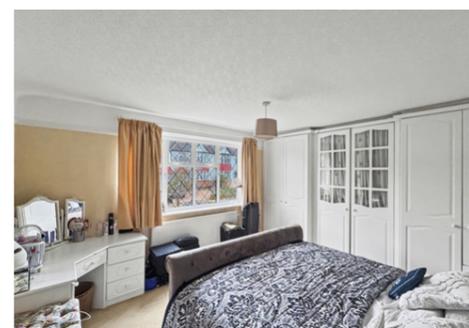
- Substantial Semi
- Four Bedrooms
- Dining Conservatory
- Contemporary Kitchen
- Scope To Extend (STPP)
- Four Receptions
- Bathroom & Shower Room
- Nearby Crofton Schools

41 Priory Avenue, Petts Wood, Orpington, Kent, BR5 1JE

Take a look inside this substantial 1930s semi-detached house (1,934 sq ft), occupying a desirable location, within easy walking distance of Crofton schools (for Ofsted outstanding - infants and juniors), nearby pre-schools, Petts Wood mainline station, Station Square for an array of amenities and great transport links. The extended accommodation briefly comprises four well-proportioned bedrooms on the first floor, a combined lounge and sitting room, heated dining conservatory, a contemporary kitchen semi open plan to the breakfast room, adjoining home office, separate utility room, family bathroom, separate ground floor shower room, all perfect for the growing family. There is a huge rear garden mainly laid to lawn, a log cabin with power and light, raised terrace for al fresco dining, storage garage and private driveway for two cars. Features include chain free occupation, double glazed character windows, gas central heating, well-presented interior, fitted wardrobes and security system. To fully appreciate the floor space on offer, interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Station Square, proceed into West Way, turn left into Tudor Way, right into Willett Way and Priory Avenue is on the right.



Ground Floor

Entrance Hall

Oak entrance door, radiator, under stairs coat cupboard.

Through Lounge

4.43m x 3.78m (14' 6" x 12' 5") Double glazed window to front, radiator, feature fireplace with coal effect gas fire, feature side window.

Sitting Area

3.65m x 3.32m (12' 0" x 10' 11") Interior French doors to dining conservatory, radiator, feature fireplace with gas coal effect fire.

Dining Conservatory

3.54m x 3.21m (11' 7" x 10' 6") Double glazed window to rear, double glazed sliders to side, radiator.

Kitchen

7.34m x 4.08m (24' 1" x 13' 5") Double glazed window to rear, range of contemporary wall and base cabinets, Corian worktops, built-in eye level double oven, integrated dishwasher, inset sink with fluted drainer, electric hob unit, stainless steel splash back to extractor chimney, floor mounted central heating boiler, recessed ceiling lights, recess for American fridge/freezer, open plan to breakfast room.

Breakfast Room

Double glazed French doors to garden, double glazed window to rear, two radiators, door to home office.

Home Office

4.35m x 2.40m (14' 3" x 7' 10") Double glazed window to rear, double glazed windows to side, radiator, pitched roof with exposed rafters.

Utility Room

Skylight window, gloss white wall and base units, single sink unit, plumbed for washing machine, space for tumble dryer, radiator, recessed ceiling lights, ample storage cupboards, door to storage garage.

Shower Room (Off Entrance Hall)

Double glazed window to front, corner shower with built-in controls, WC, hand wash basin, chrome heated towel rail, extractor fan, recessed ceiling lights, wall cabinet.

First Floor

Landing

Double glazed stained glass window to side.

Bedroom One

4.40m x 3.80m (14' 5" x 12' 6") Double glazed window to front, wall to wall fitted wardrobes, dressing table, radiator.

Bedroom Two

3.69m x 3.30m (12' 1" x 10' 10") Double glazed window to rear, wall to wall fitted wardrobes, dressing table, radiator.

Bedroom Three

3.89m x 3.10m (12' 9" x 10' 2") Double glazed window to front, radiator, free standing wardrobe.

Bedroom Four

2.59m x 2.59m (8' 6" x 8' 6") Double glazed window to rear, fitted wardrobe, matching drawer set, radiator.

Family Bathroom

Double glazed window to rear, 'P' shaped bath with built-in shower controls and screen, WC, hand wash basin, heated towel rail, wall cabinet, recessed ceiling lights.

Outside

Rear Garden

Paved patio areas, brick BBQ, laid to lawn, established borders with mature trees and shrubs, large timber cabin, garden shed, wall lights, outside tap.

Timber Cabin

4.70m x 2.80m (15' 5" x 9' 2") French doors, windows to front and side, power and light.

Frontage

Private frontage with parking for two cars, open porch, wall lights.

Storage Garage

2.69m x 2.34m (8' 10" x 7' 8")

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G

