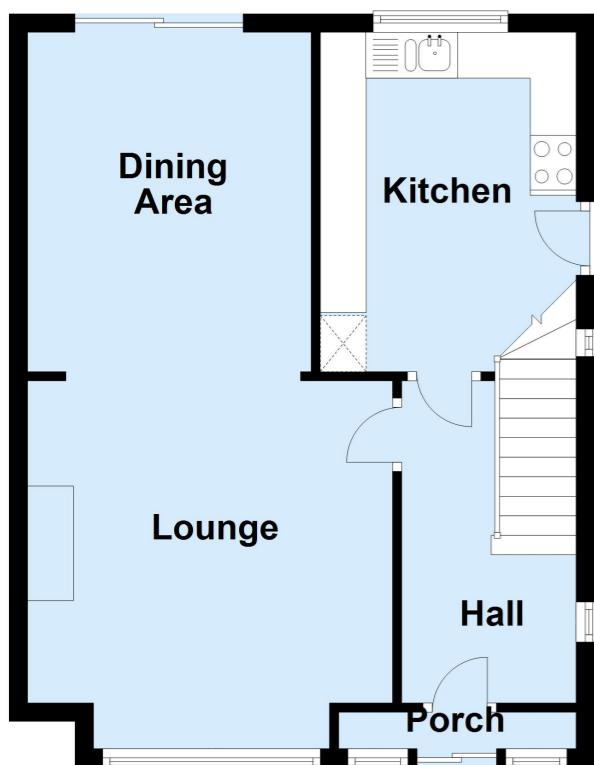


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



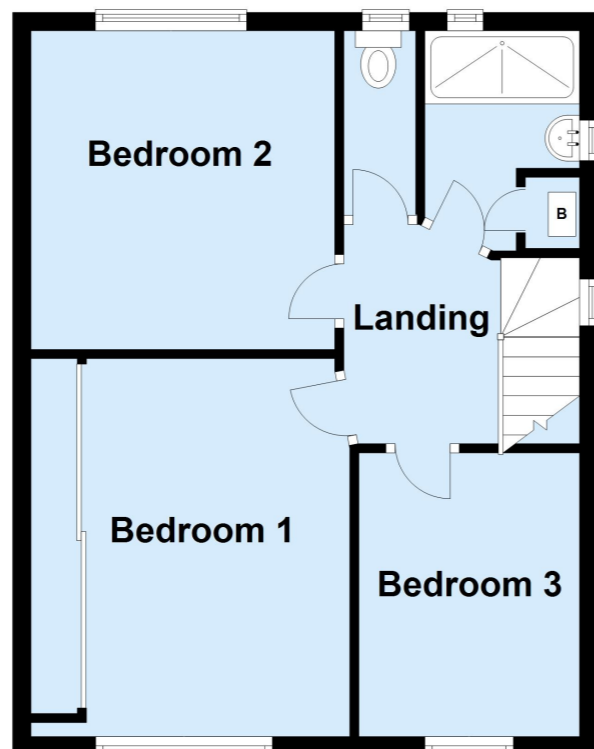
### Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

## 20 Ember Close, Petts Wood, Orpington, Kent, BR5 1AP Offers Over £600,000 Freehold

- Post War Built Semi
- Through Lounge/ Diner
- Potential To Extend (STPP)
- Nearby Reputable Schools
- Three Generous Bedrms
- Garage And Driveway
- Cul- De- Sac Aspect
- Close Proximity To Station

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

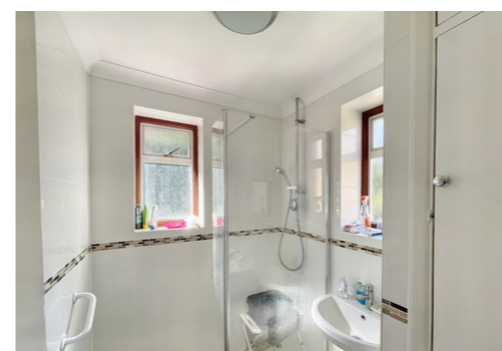


## 20 Ember Close, Petts Wood, Orpington, Kent, BR5 1AP

This Post War built semi-detached house occupies a quiet cul-de-sac aspect within easy walking distance of Petts Wood mainline station, nearby reputable schools (Crofton, Southborough and St James RC schools), the town centre for an abundance of amenities, plus good transport links in Queensway and Station Square serving Bromley and Orpington, to name a few. The property enjoys a good sized plot providing a south-west facing rear garden with personal access to Sparrows Wood, a private frontage laid to lawn and deep private driveway extending to the brick built detached single garage. There are three well-proportioned bedrooms, a spacious through lounge/ diner, fitted kitchen, shower room and separate toilet. Additionally, the property offers CHAIN-FREE availability, gas central heating by combination boiler, a storm porch, cavity wall insulation, double glazed windows and scope to extend the side and rear elevations to mirror neighbouring properties. Subject to the usual planning consents via Bromley Council. Exclusive to PROCTORS.

### Location

Ember Close is conveniently situated for Petts Wood mainline station, nearby reputable schools, the town centre for an abundance of amenities and good transport links in Queensway and Southborough Lane for Bromley and Orpington larger communities.



### Ground Floor

#### Entrance Porch

Double glazed sliding patio door,

#### Entrance Hall

Double glazed inner door, double glazed window to side, radiator, under stairs cupboard, electric meter cabinet.

#### Lounge/ Dining Room

7.43m x 3.96m (24' 5" x 13' 0") (into alcove) Double glazed window to front, feature fire surround, alcove storage cabinets, radiator, open plan to dining room area.

#### Dining Room Area

Double glazed patio doors to rear leading to garden, radiator, serving hatch.

#### Kitchen

3.34m x 2.78m (11' 0" x 9' 1") Double glazed window to rear, double glazed door to side, wall and base cabinets, built-in double oven, gas hob unit set on work top, double bowl sink unit with drainer, plumbed for washing machine and dishwasher (appliances to remain).

### First Floor

#### Landing

Double glazed window to side, access to loft.

#### Bedroom One

4.00m x 3.38m (13' 1" x 11' 1") (into wardrobe) Double glazed window to front, radiator, wall to wall fitted wardrobes with mirror sliding doors, wall lights.

#### Bedroom Two

3.35m x 3.28m (11' 0" x 10' 9") (into wardrobe) Double glazed window to rear, radiator, free standing furniture and wardrobe to remain,

#### Bedroom Three

3.10m x 2.44m (10' 2" x 8' 0") Double glazed window to front, radiator, deep built-in cupboard.

#### Shower Room

2.19m x 1.61m (7' 2" x 5' 3") Double glazed window to rear and side, walk-in open shower tray, hand basin, radiator, built-in cupboard housing central heating combination boiler, tiled walls.

### Separate Toilet

Double glazed window to rear, WC, part tiled walls.

### Outside

#### South-West Garden

An attractive garden with woodland outlook, laid to lawn, paved patio area, established borders, side gate, backs on to Sparrows Wood, outside tap.

#### Detached Garage

4.80m x 2.69m (15' 9" x 8' 10") Brick built garage with up and over door to front, double glazed personal door and window to side, replacement roof and updated wiring.

#### Frontage

Private block-paved driveway extending to the garage, front garden laid to lawn.

### Additional Information

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: E

