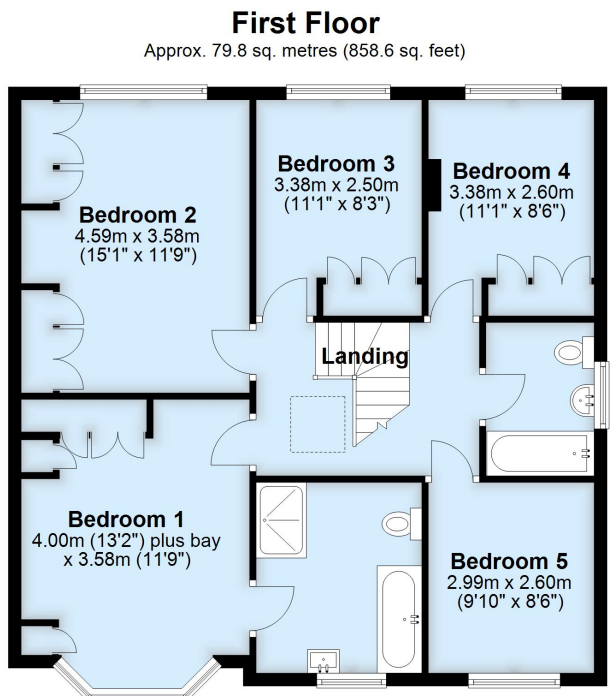
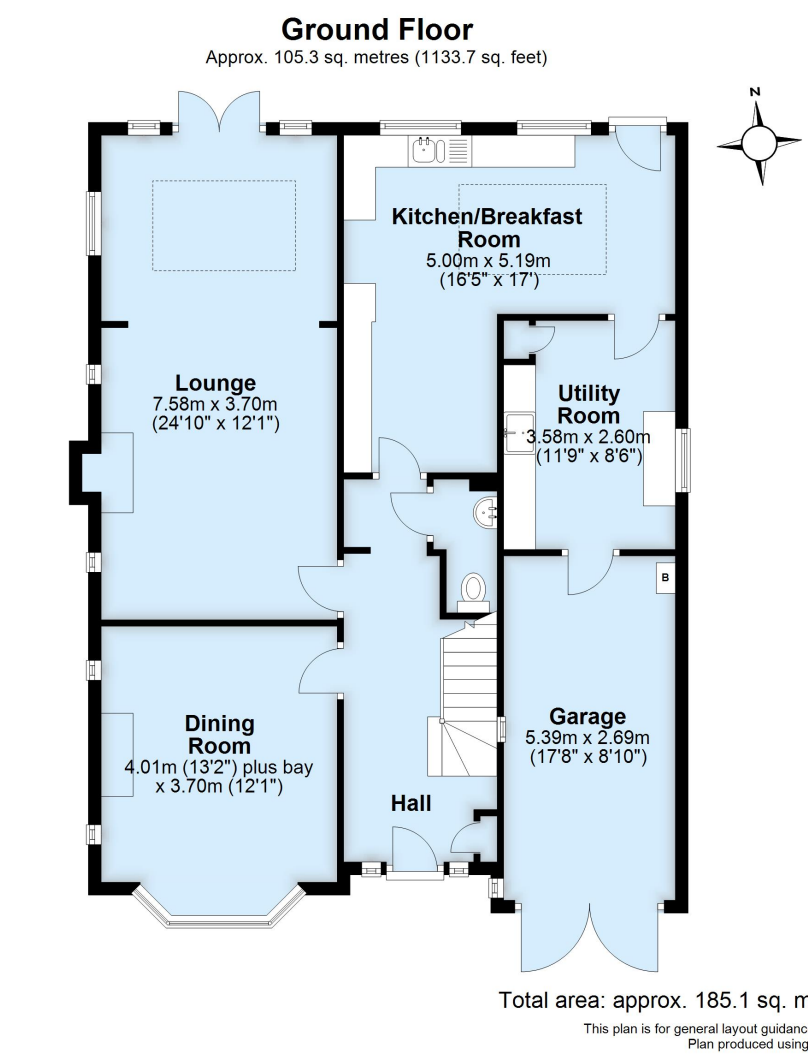
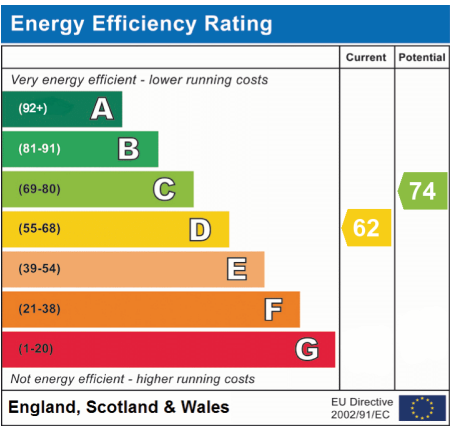
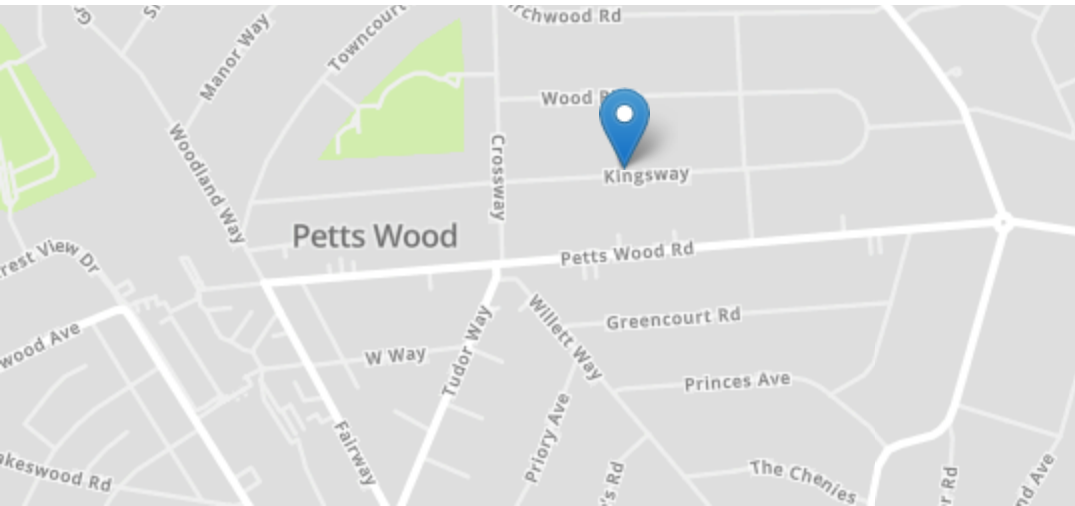




Viewing by appointment with our Petts Wood Office - 01689 606666

70 Kingsway, Petts Wood, Orpington, Kent, BR5 1PT
Guide Price £1,370,000 Freehold

- Detached Family Home
- Five Bedrooms
- Utility And Cloakroom
- Bathroom And En-Suite
- Sought After Road
- Two Reception Rooms
- Breakfast Kitchen
- Sizeable Rear Garden

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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70 Kingsway, Petts Wood, Orpington, Kent, BR5 1PT

Welcome to this 1930s built detached character home, affording five well-proportioned bedrooms and two bathrooms on the first floor level. The property enjoys a highly desirable aspect in Petts Wood east, within easy walking distance of Station Square amenities, good transport links, mainline station, pre-schools, reputable nearby schools and National Trust woodland. The accommodation comprises a formal dining room to front aspect, extended family room, breakfast kitchen, separate utility room, en-suite bathroom with shower off the main bedroom, family bathroom and cloakroom. There is a classic entrance hallway featuring panelled walls and character staircase. Outside you will find a family-sized garden, mostly laid to lawn with double side access, an integral garage and private driveway for several cars. Features include fitted wardrobes, double glazed character windows, desirable roof lanterns creating additional light, large Velux window above the stairs, gas central heating, new boiler and pressurised hot water vessel, re-wiring by the current owners, double range oven and well presented interior throughout. We are advised that the rear extension footings will accommodate a double storey extension. Whether you're looking for a family home with room to grow or a property that offers versatile living areas and substantial outdoor space, this residence ticks all the boxes. Don't miss the opportunity to make this exceptional house your new home - arrange a viewing today and experience all that it has to offer. Exclusive to PROCTORS.

Location

From Station Square, bear left over the mini roundabout into Woodland Way, turn immediate right into Towncourt Road and Kingsway is on the right. The property is on your left.



Entrance Hall

Part glazed oak front door, wood panelled hallway, radiator, meter cupboard, coat/storage cupboard.

Cloakroom (Off Hall)

Low level WC, pedestal hand wash basin, ceramic tiled flooring, extractor fan.

Dining Room

4.01m x 3.70m (13' 2" x 12' 2") (plus bay) Double glazed leaded light bay window to front, two windows to side, two radiators, feature fireplace surround and hearth with gas fire, multi paned door to hallway.

Lounge

7.58m x 3.70m (24' 10" x 12' 2") Double glazed leaded light French doors to garden, two windows to side, double glazed skylight window, feature fireplace surround and hearth with gas fire, three radiators, thermostat.

Kitchen/Breakfast Room

5.0m x 5.19m (16' 5" x 17' 0") Double glazed leaded light windows to rear and double leaded light door leading to rear garden, range of wall and base units, granite worktops, double Butler sink unit set in worktop, built-in Rangemaster cooker with gas hobs, extractor hood, tiled flooring, double glazed roof lantern, plumbed for dishwasher, ceiling spotlights, radiator.

Utility Room

3.58m x 2.60m (11' 9" x 8' 6") Double glazed leaded light window to side, range of wall and base units, sink unit set in worktop, plumbed for washing machine, space for fridge/freezer, radiator.

First Floor

Split Level Landing

Wood panelled walls, double glazed skylight, ceiling spotlights.

Bedroom One

4.0m x 3.58m (13' 1" x 11' 9") (plus bay) Double glazed leaded light bay window to front, fitted wardrobes, drawers and dresser, radiator.

Ensuite Bathroom with Shower

Double glazed leaded light window to front, white suite comprising hand wash basin set in stylish vanity unit, bath with wall mounted mixer tap and shower attachment, low level WC, walk-in shower with drench shower head, heated towel rail, tiled flooring, ceiling spotlights.

Bedroom Two

4.59m x 3.58m (15' 1" x 11' 9") Double glazed leaded light window to rear, fitted wardrobes, radiator, wood effect flooring.

Bedroom Three

3.38m x 2.50m (11' 1" x 8' 2") Double glazed leaded light window to rear, radiator, built-in wardrobe, loft access.

Bedroom Four

3.38m x 2.60m (11' 1" x 8' 6") Double glazed leaded light window to rear, radiator, built-in wardrobe.

Bedroom Five

2.99m x 2.60m (9' 10" x 8' 6") Double glazed leaded light window to front, built-in corner desk with drawers and storage, radiator.

Family Bathroom

Double glazed leaded light window to side, white suite comprising bath with shower attachment and screen, hand wash basin set in stylish dresser, low level WC, heated towel rail, black tiled flooring, ceiling spotlights.

Outside

Rear Garden

Patio area, slightly raised lawn, established trees and shrubs, shed, two side gates, outside tap and power, paved and trellised seating area to rear of garden.

Garage

5.39m x 2.69m (17' 8" x 8' 10") Double doors to front, window to side, wall-mounted Worcester central heating boiler (six years old with British Gas service contract).

Frontage

Carriage driveway providing parking for several cars, flower bed.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G