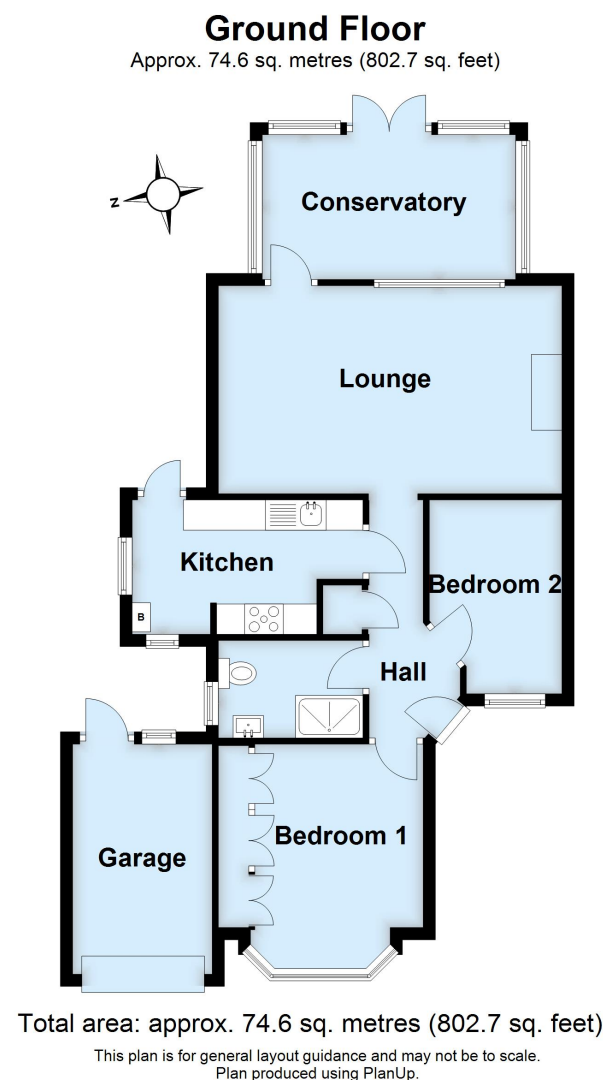


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Viewing by appointment with our Petts Wood Office - 01689 606666

21 Prescott Avenue, Petts Wood, Orpington, Kent, BR5 1AE

Guide Price £500,000 Freehold

- Semi Detached Bungalow
- Double glazed Conservatory
- Reputable Schools Nearby
- Local To High Street
- Two Bedrooms
- Desirable Location
- Private Driveway & Garage
- 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 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

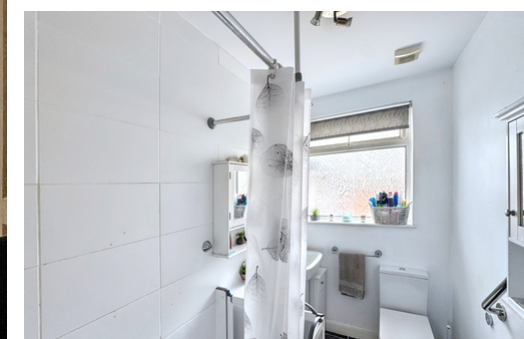


21 Prescott Avenue, Petts Wood, Orpington, Kent, BR5 1AE

This 1930's semi-detached bungalow is situated in a popular residential area of Petts Wood, convenient for the town centre offering a comprehensive range of shops, stores, delis and restaurants. The mainline station serving five mainline London stations (DLR service via Lewisham and Thameslink via Bromley South), nearby transport links (R3, R7, 208) for Orpington and Bromley amenities, plus reputable nearby schools (Crofton, Southborough and St James RC). The accommodation comprises two bedrooms, a spacious lounge/diner, double glazed conservatory with heating, extended kitchen with garden access, and shower room. Outside you will find an attractive rear garden mostly laid to lawn, paved patio area, attached brick built storage garage, paved front garden and private driveway. Benefits include double glazing, gas central heating, fitted wardrobes and CHAIN FREE POSSESSION. Exclusive to Proctors.

Location

Prescott Avenue is conveniently situated for nearby transport links (buses R3, R7 and 208) within walking distance of the town centre and reputable local schools (Crofton, Southborough and St James RC).



GROUND FLOOR

Entrance Hall

Double glazed entrance door to front, radiator, built-in storage cupboard, access to loft.

Lounge/Diner

5.65m x 3.42m (18' 6" x 11' 3")
Double glazed French doors and double glazed full height window to conservatory, limestone fireplace surround with and granite hearth, gas coal fire (not tested or in use), TV point.

Dining Area

Radiator.

Heated Conservatory

4.20m x 2.38m (13' 9" x 7' 10")
Double glazed French doors and double glazed full height windows, contemporary wood effect flooring, radiator, polycarbon roof, wall lights.

Kitchen

3.80m x 2.21m (12' 6" x 7' 3")
Double glazed door to garden, double glazed window to side, range of modern fitted wall and base units, Bosch built-in electric oven and hob set in worktop, integrated fridge and freezer, single sink unit, mixer tap, Bosch stainless steel extractor chimney, wall mounted central heating boiler, plumbed for washing machine.

Bedroom One

3.98m x 3.31m (13' 1" x 10' 10")
Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom Two

2.95m x 2.21m (9' 8" x 7' 3")
Double glazed window to front, radiator.

OUTSIDE

Garden

67ft Approximately. paved patio area, laid to lawn, established flower beds, garden shed, outside tap, door to garage.

Storage Garage

Attached brick built garage with up and over door, power and lighting.

Frontage

Private driveway to front, paved frontage.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E