

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	66	74
	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

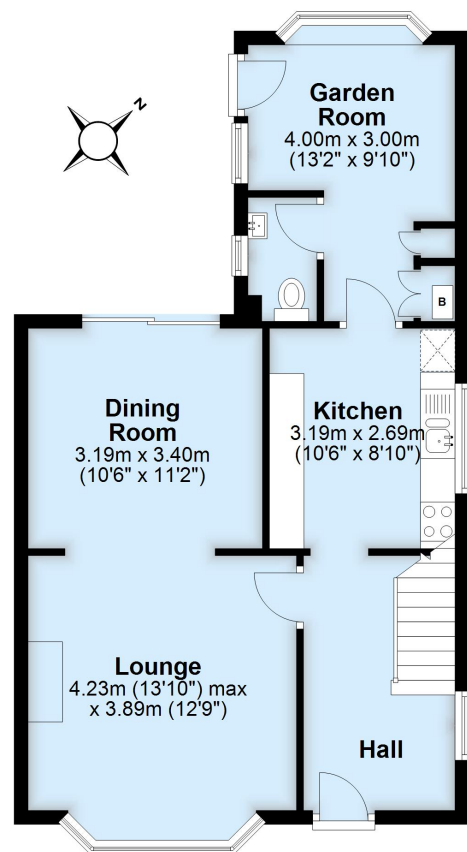
10 Heath Side, Petts Wood, Orpington, Kent, BR5 1EY

Guide Price £800,000 Freehold

- Desirable Location
- Detached Family House
- Chain Free Property
- Detached Garage
- Perfect for Schools
- Good Sized Plot
- Three Generous Bedrooms
- Bright Airy Rooms

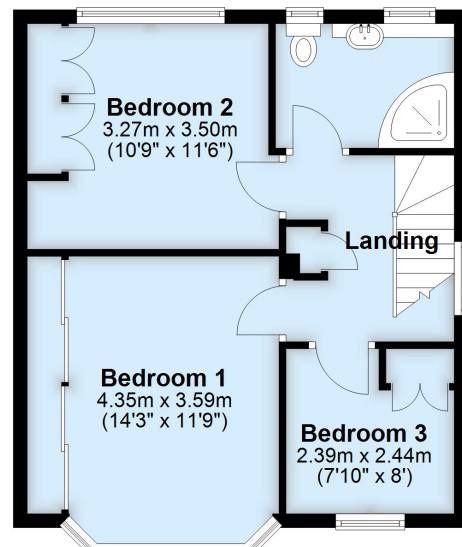
Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



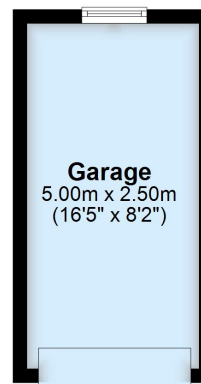
First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Outbuilding

Approx. 12.5 sq. metres (134.4 sq. feet)



Total area: approx. 113.0 sq. metres (1215.8 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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10 Heath Side, Petts Wood, Orpington, Kent, BR5 1EY

This bright and airy post war built detached family house occupies a sought after location, within easy walking distance of a selection of reputable schools (Crofton, Darrick Wood, St Olaves and Newstead Wood), two mainline stations (Petts Wood and Orpington), plus good transport links in Crofton Lane. The accommodation comprises three generous bedrooms, a double aspect lounge/ dining room, fitted kitchen, extended garden/ breakfast room, ground floor cloakroom and family shower room. Outside you will note an attractive west facing garden measuring 68 Ft by 38 Ft (providing room to extend the side and rear elevations), a private driveway and sizeable detached garage to side. Features include CHAIN-FREE property, mostly double glazed, gas central heating by combination boiler, cul-de-sac aspect and backing on to woodland and recreation facilities. Local bus routes serve Orpington, Bromley and Locksbottom larger communities. Exclusive to PROCTORS.

Location

From Crofton Schools, proceed towards Orpington via Crofton Lane, turn right into Broadcroft Road and Heath Side is at the far end.



Ground Floor

Entrance Hall

3.51m x 2.02m (11' 6" x 6' 8") Part glazed entrance door, double glazed window to side, radiator, under stairs storage cupboard.

Through Lounge

3.78m x 3.53m (12' 5" x 11' 7") (Excludes bay window) Double glazed bay window to front, two radiators, feature brick chimney breast with electric glow fire, wall lights, open plan to dining room.

Dining Room

3.22m x 3.07m (10' 7" x 10' 1") Double glazed patio doors to garden, radiator, wall lights.

Kitchen

3.85m x 2.95m (12' 8" x 9' 8") Single glazed window to side, built-in electric oven and separate grill oven, gas hob set in worktop, extractor hood, one and a half bowl sink unit, integrated dishwasher, free standing fridge/freezer, ceramic tiled floor, recessed microwave oven, recessed ceiling lights, door to breakfast room.

Breakfast/Garden Room

3.85m x 2.95m (12' 8" x 9' 8") Double

glazed bay window to rear, radiator, ceramic tiled floor, built-in cupboard housing wall-mounted combination boiler, washing machine to remain.

Cloakroom

Double glazed window to side, white suite comprising WC, hand wash basin on vanity unit, radiator, wall cabinet.

First Floor

Landing

Double glazed window to side, access to loft via ladder.

Bedroom One

4.26m x 3.48m (14' 0" x 11' 5") (Into bay window and wardrobes) Double glazed bay window to front, wall to wall mirrored wardrobes, built-in cupboard.

Bedroom Two

3.37m x 3.09m (11' 1" x 10' 2") Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

2.34m x 2.30m (7' 8" x 7' 7") Double glazed window to front, fitted wardrobe, fitted display shelves, radiator.

Shower Room

2.44m x 1.58m (8' 0" x 5' 2") Two double glazed windows to rear, white suite comprising WC, hand wash basin on vanity unit, corner shower cubicle, chrome heated towel rail.

Outside

Garden

68 Ft x 38 Ft approximately. West facing aspect with a generous block-paved patio, laid to lawn, ornamental fish pond with fountain, mature shrubs and trees, garden shed, greenhouse, exterior lights, outside tap, pergola with grapevine, side gate. Local Kyd Brook to rear end of garden.

Detached Garage

2.39m x 4.78m (7' 10" x 15' 8") Brick built garage with pitched tiled roof, window to rear, double doors, metal shelving to remain.

Frontage

Private front garden and drive, established shrubs and flower borders.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F