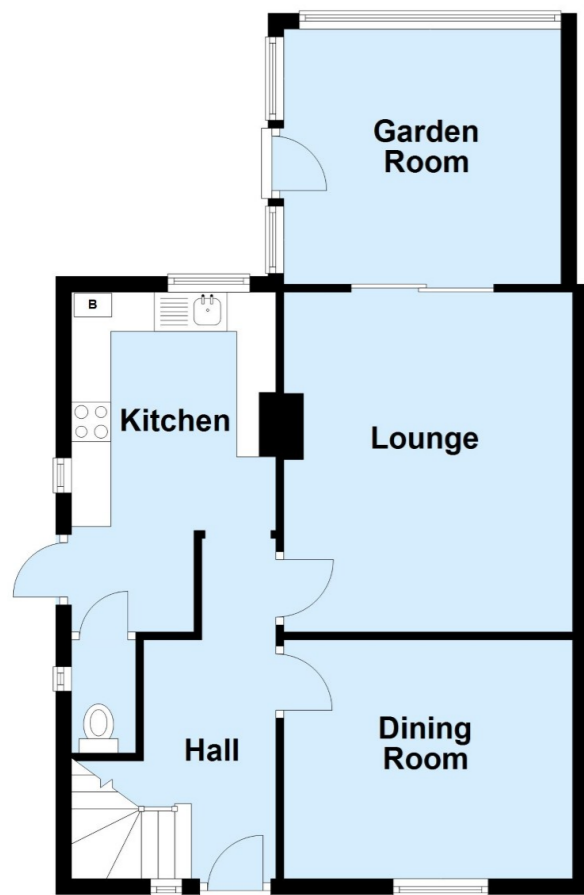


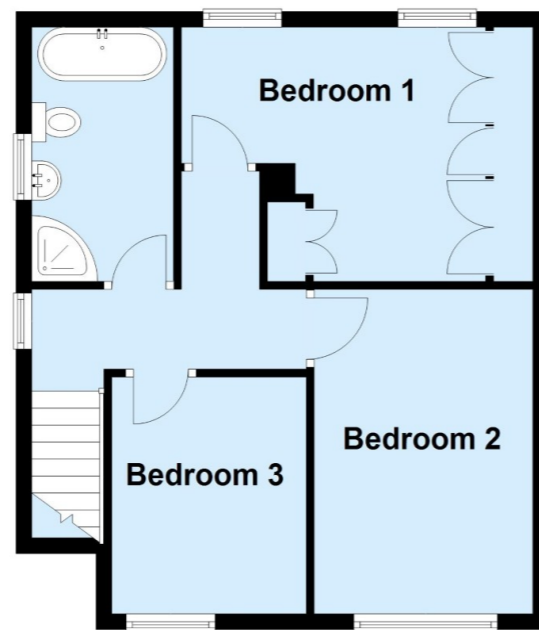
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

1 Blythe Hill, Orpington, Kent, BR5 2RP
Guide Price £475,000 Freehold

- Post War Semi
- Detached Garage
- Three Generous Bedrooms
- Breakfast Kitchen
- Wide Frontage
- Private Driveway
- Lounge/Diner
- Close to Amenities

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



1 Blythe Hill, Orpington, Kent, BR5 2RP

We are pleased to offer this spacious post war built semi-detached house, occupying a sizeable plot with its own driveway and detached single garage to the side. The accommodation provides three well-proportioned bedrooms on the first floor, two reception rooms, a generous breakfast kitchen, ground floor cloakroom and upstairs bathroom/shower room. The property offers scope to extend the side elevation or create a loft conversion, subject to usual planning consent. Benefits include gas central heating, double glazing, and large rooms overall. Blythe Hill is conveniently placed for nearby transport links and schools, Nugent Shopping Park and retail outlets in Sevenoaks Road, local open spaces, Petts Wood, Orpington and Chislehurst amenities plus quick access to motorway links (M20 and M25). Interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

From Sevenoaks Way turn into Midfield Way, take the fourth left into Breakspears Drive, Blythe Hill is the first turning on the right.



Ground Floor

Entrance Hall

3.80m x 1.90m (12' 6" x 6' 3") Double glazed entrance door, double glazed window to side, radiator.

Lounge

4.70m x 3.57m (15' 5" x 11' 9") Double glazed patio doors to conservatory, radiator, wall lights.

Dining Room

3.55m x 2.73m (11' 8" x 9' 0") Double glazed window to front, radiator.

Breakfast Kitchen

4.44m x 2.78m (14' 7" x 9' 1") Double glazed window to rear, double glazed window to side, range of gloss grey fronted wall and base units, built-in electric oven, gas hob set in worktop, single sink unit, mixer tap, breakfast bar, wine cooler, plumbed for washing machine, ceramic tiled floor, wall mounted central heating boiler, part tiled walls, recessed ceiling lights, under floor heating, (cooker and dishwasher negotiable).

Cloakroom

Double glazed window to side low level W.C.

Conservatory/ Lean To

3.61m x 3.00m (11' 10" x 9' 10") Glazed door to garden, windows to rear and side elevations, fitted window blinds.

First Floor

Landing

Double glazed window to side, access to loft.

Bedroom One

4.76m x 3.47m (15' 7" x 11' 5") (Into wardrobes) Double glazed window to rear, fitted wardrobes, radiator.,

Bedroom Two

4.06m x 3.04m (13' 4" x 10' 0") Two double glazed windows to front, wall to wall fitted wardrobes.

Bedroom Three

3.13m x 2.37m (10' 3" x 7' 9") Double glazed windows to front, radiator.

Bathroom With Shower Room

3.26m x 1.63m (10' 8" x 5' 4") Double glazed window to side, claw and ball free standing bath, separate shower cubicle, wall mounted hand wash basin, W.C., heated towel rail.

Outside

Garden

Paved patio area, laid to lawn, garden shed, side access gate, outside tap, gas meter.

Garage

Precast concrete built garage, up and over door, power and light.

Frontage

Private driveway to front with parking for two cars.

Additional Information

Council Tax

Local Authority : Bromley
 Council Tax Band : D

