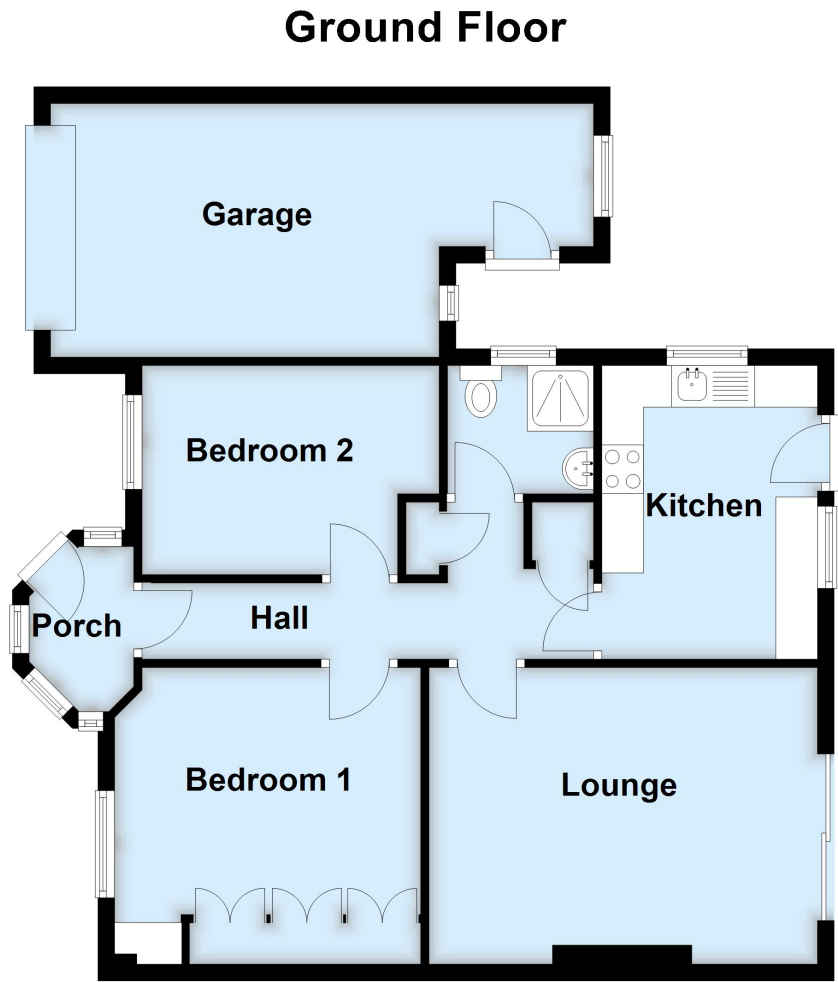




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.
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



Viewing by appointment with our Petts Wood Office - 01689 606666

6 Greenfield Gardens, Petts Wood, Orpington, Kent, BR5 1ES
Guide Price £550,000 Freehold

- Desirable Location
- Two Bedrooms
- Private Driveway
- Close to Transport
- Semi Detached Bungalow
- Spacious Lounge
- Attached Garage
- Cul-De-Sac Apect

6 Greenfield Gardens, Petts Wood, Orpington, Kent, BR5 1ES

Desirable cul-de-sac location in Petts Wood/Crofton borders. This 1950s built semi-detached bungalow is situated just a few minutes' walk from good transport links in Crofton Lane and, for the young family moving to Petts Wood, the property is perfect for Crofton schools catchment (Ofsted outstanding for infants and juniors). Petts Wood and Orpington stations are within easy reach for excellent services into five London mainline termini, DLR (via Lewisham) and Thameslink service. The accommodation offers two bedrooms, lounge to rear aspect, kitchen, bathroom and storm porch. There is an attached single garage, a manageable rear garden laid to lawn and private driveway. Benefits to note include double glazed windows, gas central heating, potential to extend or add a loft conversion to mirror neighbouring properties (subject to planning permission), and CHAIN FREE availability. Exclusive to PROCTORS.

Location

From Crofton Schools proceed along Crofton Lane towards Orpington. Turn first right into Derwent Drive and Greenfield Gardens is on the left.



Storm Porch

Double glazed entrance door with double glazed windows, porch light, room thermostat.

Entrance Hall

Double glazed inner door, radiator, access to loft via a ladder, built in airing cupboard, with hot water cylinder, built in meter cupboard.

Lounge

Double glazed patio doors to rear, radiator, fireplace surround, electric coal effect fire.

Kitchen

3.56m x 2.54m (11' 8" x 8' 4") Double glazed window and door to rear, double glazed window to side, wall and base cabinets, built in electric oven, gas hob set in work top surface, extractor



hood, one and a half bowl sink unit, plumbed for washing machine, breakfast bar, integrated fridge and freezer, wall mounted central heating boiler, radiator, tiled walls.

Bedroom One

4.67m x 3.58m (15' 4" x 11' 9") Double glazed window to front, radiator, fitted wardrobe with matching furniture.

Bedroom Two/Dining Room

3.56m x 2.51m (11' 8" x 8' 3") Double glazed window to front, radiator.

Wet Room/Shower Room

Double glazed window to side, wet room shower with electric shower and mobility seat, W.C, hand basin,



radiator, tiled walls, extractor fan.

OUTSIDE

Garden

14.52m x 10.55m (47' 8" x 34' 7") Paved patio area, laid to lawn, flower beds, side access to garage, outside tap.

Attached Garage

6.53m x 3.05m (21' 5" x 10' 0") Door and window to rear, power and light, up and over door.

Frontage

Front garden and private driveway for off road parking.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

