

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		
	EU Directive 2002/91/EC	

Towncourt Lane, Petts Wood, Orpington, BR5

Approximate Area = 966 sq ft / 89.7 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1120 sq ft / 104 sq m

For identification only - Not to scale



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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Viewing by appointment with our Petts Wood Office - 01689 606666

100 Towncourt Lane, Petts Wood, Orpington, Kent, BR5 1EJ

Guide Price £600,000 Freehold

- Turnkey Interior
- Crofton Schools Catchment
- Kitchen/Dining Room
- Separate Reception Room
- Semi-Detached House
- Three Bedrooms
- Family Room
- Stylish Bathroom

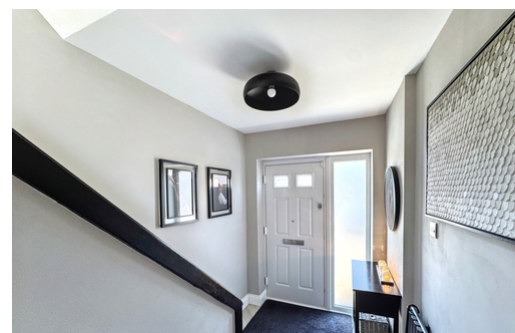
100 Towncourt Lane, Petts Wood, Orpington, Kent, BR5 1EJ

Guide Price £600,000 to £625,000

The owners of this semi-detached house have spared no expense or imagination in making this the perfect family home. With a turnkey interior throughout, viewing comes highly recommended. The property offers three bedrooms, an impressive kitchen/dining room open plan to a bright family room area, separate reception room, plus a stylish family bathroom with bath and rain forest shower on the first floor. The attention to detail includes plantation shutters and blinds, a fully integrated kitchen with all appliances included, contemporary 'Shaker' style cabinetry, modern lighting, peninsular seating area, popular herringbone flooring, double glazing, new composite entrance door and central heating by combination boiler (fitted in 2021). Outside you will note a lovely established garden, a detached garage and private parking to front. Nearby amenities include within the Crofton Schools catchment area, close to mainline and Petts Wood town centre, parks and open spaces plus good transport links to name a few. Exclusive to PROCTORS.

Location

From Petts Wood station, bear left into Queensway, cross the roundabout and continue into Towncourt Lane.



Ground Floor

Entrance Hall

New composite glazed entrance door and full height window to side, radiator, herringbone flooring, under stairs meter cupboard.

Reception Room

4.13m x 3.58m (13' 7" x 11' 9") Double glazed bay window to front with plantation shutters, radiator, recessed alcove shelves, cable point.

Kitchen/Dining Room

5.54m x 3.26m (18' 2" x 10' 8") Double glazed window to side, range of contemporary Shaker style wall and base cabinets, built-in fan assisted oven, integrated microwave oven, induction hob, extractor hood, ceramic sink unit set on solid work surface, integrated fridge and freezer, integrated washing machine and dishwasher, peninsular breakfast bar, pendant lights above, recessed ceiling lights, herringbone flooring, column radiator, open plan to family room.

Family Room

4.41m x 2.80m (14' 6" x 9' 2") Double glazed French doors to rear, double glazed door to side, double glazed windows, solid roof with recessed ceiling lights, herringbone flooring.

First Floor

Landing

Double glazed window to side, built-in cupboard, access to loft via ladder with central heating combination boiler (fitted 2021), built-in linen cupboard.

Bedroom One

3.70m x 3.33m (12' 2" x 10' 11") Double glazed window to rear, built-in cupboard, radiator, recessed ceiling lights.

Bedroom Two

3.68m x 3.23m (12' 1" x 10' 7") Double glazed window to front with plantation shutters, radiator, recessed ceiling lights.

Bedroom Three

2.50m x 2.27m (8' 2" x 7' 5") Double glazed window to front with plantation shutters, radiator, recessed ceiling lights.

Bathroom

A contemporary room with double glazed window to rear (fitted in 2023), white suite comprising 'P' shaped bath with built-in shower controls, rain forest shower, oval hand wash basin set on vanity unit, back to cabinet WC, LED wall mirror, wall cabinet, recessed ceiling lights, ceramic tiled walls and floor, heated towel rail.

Outside

Rear Garden

Paved patio area, laid to lawn, established shrubs and trees, garden shed, side access, door to garage.

Detached Garage

Up and over door, power and light, door to garden.

Frontage

Private with off road parking, shared drive to garage.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : E