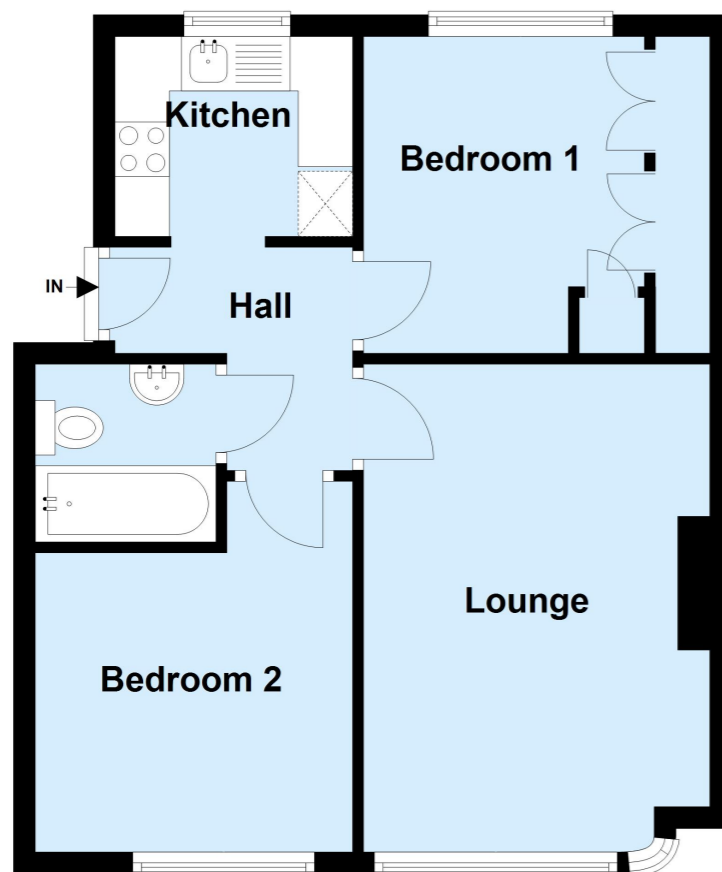


First Floor



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

33a Transmere Road, Petts Wood, Orpington, Kent, BR5 1DT

£325,000

- First Floor Maisonette
- Desirable Location
- Ideal for Station
- Gas Central Heating
- Two Double Bedrooms
- Nearby Crofton Schools
- Private Rear Garden
- Double Glazed Windows

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



33a Transmere Road, Petts Wood, Orpington, Kent, BR5 1DT

A 1930's purpose built first floor maisonette situated in a quiet residential road within easy walking distance of all amenities, including Petts Wood mainline station (providing a frequent Southeastern service to five mainline London stations, DLR via Lewisham and Thameslink service via Bromley South), good transport links in Station Square, nearby Crofton Schools (Ofsted outstanding in infants and juniors), local parks and National Trust Woodland for outdoor leisure pursuits and the town centre, for a wealth of independent shops, delis and larger stores. There are two double bedrooms, a bright and spacious lounge to front aspect, kitchen and bathroom. Benefits include a glorious and secluded rear garden, gas central heating by combination boiler, double glazing and CHAIN FREE occupation. For further information about this property, please contact the sole agents PROCTORS Petts Wood.

Location

From Petts Wood station bear left into Queensway, turn right into Ryecroft Road, right into Kenilworth Road and left into Transmere Road. The property is on the right.



GROUND FLOOR

Entrance Porch

Via exterior stairs, porch light.

FIRST FLOOR

Entrance Hall

Double glazed entrance door, radiator, access to loft (via pull down ladder), built in meter cupboard.

Lounge

4.09m x 3.18m (13' 5" x 10' 5") Double glazed bay window to front, radiator, open chimney breast.

Kitchen

2.18m x 1.78m (7' 2" x 5' 10") Double glazed window to rear, wall and base cabinets, gas oven and hob, single sink unit,

plumbed for washing machine, recess for fridge freezer, wall mounted combination boiler, extractor fan. (white goods negotiable).

Bedroom One

3.18m x 2.92m (10' 5" x 9' 7") Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

2.90m x 2.72m (9' 6" x 9' 0") Double glazed window to front, radiator.

Bathroom

Double glazed window to side, white suite comprising bath, hand basin, W.C.

Loft

Access via pull down

ladder, fully boarded, carpeted and plaster boarded with double glazed Velux window, power and light,

Outside

Rear Garden

A delightful garden with established borders, flower beds and mature shrubs, path to garden shed.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: C