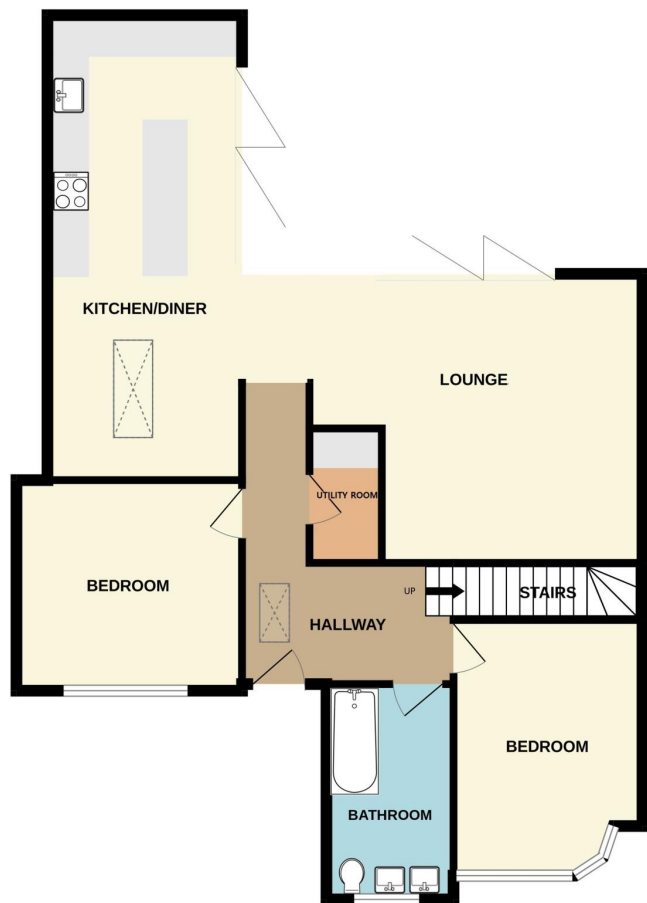
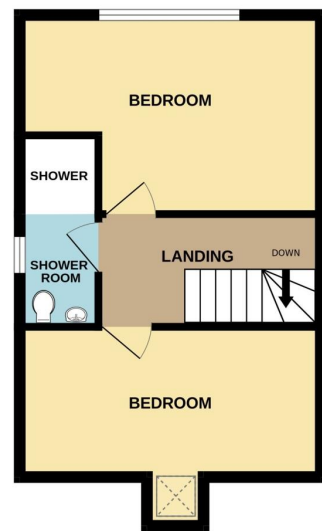


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix (2023)

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



George Proctor & Partners trading as Proctors

www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

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

Guide Price £800,000 Freehold

- Semi Detached Chalet Property
- Well Located for Local Schools & Stations
- No Forward Chain
- Private Driveway
- Extended to Side, Rear and into the Loft
- High Specification
- Two Bathrooms
- Four Bedrooms

www.proctors.london

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

GUIDE PRICE £800,000 - £825,000

Proctors are delighted to offer this recently refurbished four bedroom, two bathroom chain free property. This Semi Detached Chalet property benefits from extensions to the side, rear and into the loft space. It is finished to a very high standard throughout in a superb location for Petts Wood High Street, Station Square, Petts Wood mainline station and Crofton schools. The property comprises of a spacious entrance hallway, four bedrooms, one family bathroom on the ground floor and an upstairs shower room. There is an open living room leading to a spacious open plan kitchen dining area. There is also a utility room. Externally there is a private landscaped low maintenance rear garden and private driveway to the front for several vehicles. Towncourt Lane is well positioned for local shops, bus routes and Petts Wood High Street and station and Crofton Schools. Please note the property comes with all of the necessary documentation for recent works carried out. Viewing comes highly recommended.



GROUND FLOOR

Entrance Hall

Composite door to front, skylight, part LVT flooring, recessed ceiling lights.

Lounge

6.27m x 4.62m (20' 7" x 15' 2") (measured at maximum) LVT flooring, two radiators, bi folding corner doors, recessed ceiling lights.

Kitchen/Diner

6.65m x 3.18m (21' 10" x 10' 5") Range of matching wall and base units with Quartz work tops over, sink, integrated induction hon with extractor over, integrated Bosch oven, integrated oven/microwave, integrated tower freezer, integrated dishwasher, central island, tiled splash back, feature bi folding corner doors, skylight, LVT flooring, radiator, recessed ceiling lights.

Utility Room

Base units, space for washing machine, wall mounted Baxi boiler, fuse box, alarm system, LVT flooring.

Bedroom One

3.4m x 3.23m (11' 2" x 10' 7") Double glazed window to front, carpet, radiator.

Bedroom Two

3.94m x 2.9m (12' 11" x 9' 6") Double glazed window to front, carpet, radiator.

Bathroom

Double glazed window to front, low level W.C, his and hers wash hand basin, bath with rainforest showerhead over and shower attachment, laminate flooring, radiator.

FIRST FLOOR

Landing

Carpet.

Bedroom Three

4.65m x 3.05m (15' 3" x 10' 0") (measured at maximum) Double glazed window to rear, carpet, radiator.

Bedroom Four

4.65m x 3.05m (15' 3" x 10' 0") (measured at maximum) (part restricted headroom) Velux to front, carpet, radiator.

Shower Room

Double glazed window to side, low level W.C, wash hand basin, walk in shower with rainforest head and shower attachment, vinyl flooring, heated towel rail.

OUTSIDE

Garden

9.5m x 6.88m (31' 2" x 22' 7") (measured at maximum) Landscaped, artificial lawn, paved, flower beds, external lights, power, tap.

Frontage

Off street parking, driveway for multiple vehicles, flower beds, external lights.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: D