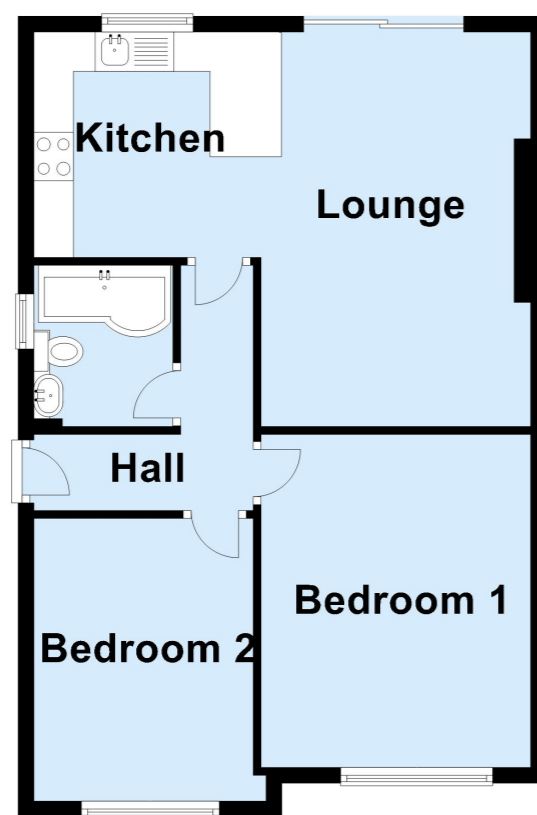


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		86
(69 to 80)	C	71	
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



### Ground Floor



Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

13 Felton Close, Petts Wood, Orpington, Kent, BR5 1AD  
**£595,000 Freehold**

- Refurbished Bungalow
- Close to Transport
- New Social Living Area
- Detached Garage
- Quiet Cul-De-Sac Aspect
- Two Double Bedrooms
- Quality Bathroom
- Close to Reputable Schools

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 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 - www.proctors.london

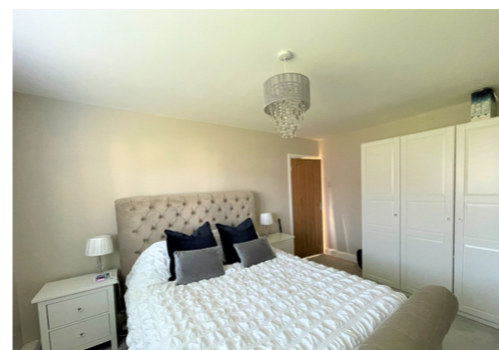


## 13 Felton Close, Petts Wood, Orpington, Kent, BR5 1AD

We are pleased to offer for sale this perfectly formed Post War built semi-detached bungalow, which has recently undergone interior and exterior refurbishment by the present owner. The property enjoys a quiet cul-de-sac aspect but within easy walking distance of good transport links, Petts Wood mainline station, plus the R3 and 208 bus routes serving Bromley and Orpington. You will find a great selection of independent shops, restaurants and cafes in Queensway and Station Square. The bright and airy accommodation comprises two double bedrooms to front elevation, a generous social living area of 6.25 by 5.52m, open plan kitchen with peninsular breakfast bar to a spacious lounge/ diner and contemporary bathroom off the entrance hallway. There is an attractive west facing rear garden laid to lawn, a detached garage to side via vehicular gates and private block-paved driveway for two cars. Additional benefits include: a new tiled roof (insulated and boarded), rendered exterior, brand new combination boiler (January 2022), central heating system, rewiring and plumbing, natural wood flooring, integrated kitchen appliances to remain, water softener (negotiable), modern lighting and well-presented interior throughout. Interior viewing comes highly recommended. Exclusive to PROCTORS

### Location

Felton Close is situated just off Hollingworth Road within walking distance of the town centre, mainline station, Morrisons and bus routes serving Bromley,



### GROUND FLOOR

#### Entrance Hall

New double glazed entrance door, natural oak flooring, radiator, access to loft via ladder, re-modelled oak interior doors, meter cupboard.

#### Bright Social Living Space

6.25m x 5.25m (20' 6" x 17' 3")

#### Spacious Lounge/ Diner

6.25m x 5.52m (20' 6" x 18' 1")

Double glazed patio doors to rear, natural wood flooring, cable point for TV, radiator.

#### Open Plan Breakfast Kitchen

Double glazed window to rear, overlooking the garden, range of matt grey wall and base cabinets, built-in electric oven, induction hob set in solid oak work top, glass splash back, stainless steel extractor chimney,

integrated fridge and freezer, vertical radiator, recessed ceiling lighting, integrated washing machine, low level LED lighting, pelmet lighting, water softener (negotiable), peninsular breakfast bar and work surface.

#### Bedroom One

4.25m x 3.26m (14' 0" x 10' 8")

Double glazed window to front, fitted Venetian blinds, radiator, TV point.

#### Bedroom Two

3.58m x 2.95m (11' 9" x 9' 8")

Double glazed window to front, fitted Venetian blinds, radiator.

#### Bathroom

2.46m x 1.66m (8' 1" x 5' 5")

Double glazed window to side, new gloss white cabinetry, back to cabinet WC, hand basin on vanity unit, 'p' shaped bath with

built-in shower and screen, ceramic tiled floor and walls, chrome heated towel rail, extractor fan, recessed ceiling lighting, 'LED' wall mirror.

### OUTSIDE

#### Garden

Paved patio area, laid to lawn, mature shrubs and trees, garden shed, side vehicular gates.

#### Detached Garage

Detached garage with up and over door, power and light, side door and window.

#### Frontage

Blocked paved private driveway, parking for two cars.

