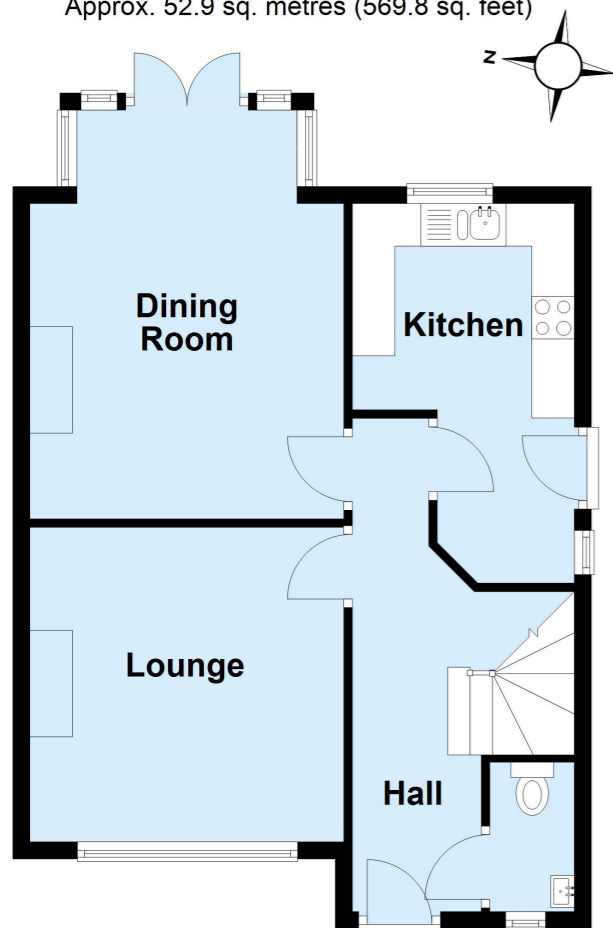


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



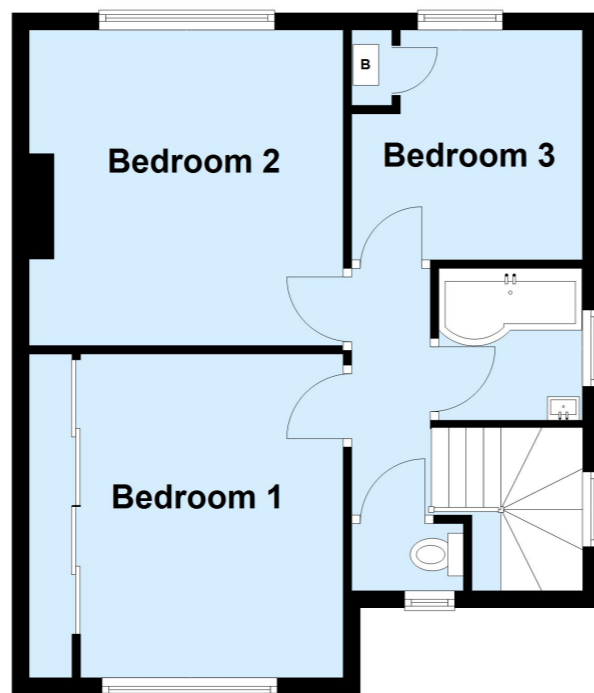
Ground Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

27 Fairway, Petts Wood, Orpington, Kent, BR5 1EE
Offers Over £750,000 Freehold

- 1930s Semi Detached
- Three Generous Bedrooms
- Ground Floor Cloakroom
- Perfect for Station
- Extension Plans Approved
- Extended Hall & Dining
- Family Sized Garden
- Nearby 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.
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27 Fairway, Petts Wood, Orpington, Kent, BR5 1EE

This 1930s semi-detached house features planning permission approval for a single-storey side and rear extension to future proof its ground floor living accommodation. Situated just a few minutes' walk from Petts Wood mainline station, good transport links, Crofton schools (for Ofsted outstanding infants and juniors), St James R.C. School, pre-schools, an array of independent shops and stores, delis for organic produce, and the all important al fresco latte. The accommodation briefly comprises three generous bedrooms, a living room to front aspect, an extended dining room, kitchen, extended entrance hall providing a cloakroom and upstairs family shower room. There is a private driveway for two cars and a well-tended rear garden laid to lawn, ideal for the growing family. Benefits to note include a recently installed combination boiler for gas central heating, double glazed character windows, natural wood flooring in the hall, extension plans approved (Reference 23/00625/FULL6 for a 4th bedroom, shower room and utility room), plus a central location. Exclusive to PROCTORS.

Location

Fairway is situated just off Station Square in the town centre



Ground Floor

Extended Entrance Hall

Part glazed entrance door, door to cloakroom, natural wood flooring, open to inner hall.

Cloakroom

Double glazed window to front, W.C., hand wash basin on vanity unit, radiator, travertine floor, extractor fan.

Inner Hall Area

Original leaded light window to side with secondary glazing, radiator, under stairs cupboard, natural wood flooring.

Lounge

3.65m x 3.65m (12' 0" x 12' 0") (Into alcove) Double glazed casement window to front, radiator. Fireplace surround.

Dining Room

4.84m x 3.65m (16' 0" x 12' 0") (Into alcove) Double glazed French doors and windows to garden, radiator, alcove shelves, fireplace surround with electric pebble effect fire.

Kitchen

4.55m x 2.61m (15' 0" x 8' 7") Double glazed window to rear, double glazed door to side, wall and base cabinets, built-in electric oven, induction hob set in worktop, stainless steel extractor chimney, space for washing machine, dishwasher and fridge, built-in wine cooler, one and a half bowl sink unit, part tiled walls, ceramic tiled floor.

First Floor

Landing

Bedroom One

3.66m x 3.63m (12' 0" x 11' 11") (Into alcove and wardrobe) Double glazed casement window to front, radiator, wall to wall wardrobes with sliding mirror doors.

Bedroom Two

3.66m x 3.63m (12' 0" x 11' 11") (Into alcove) Double glazed casement window to rear, radiator.

Bedroom Three

2.67m x 2.64m (8' 9" x 8' 8") Double glazed casement window to rear, radiator, built-in cupboard housing recently fitted combination boiler.

Bathroom

1.80m x 1.70m (6' 0" x 5' 7") Double glazed window to side, white suite comprising bath with electric shower, hand wash basin on vanity unit, ceramic tiled floor and walls, chrome heated towel rail.

Separate W.C.

Double glazed window to front, W.C., radiator, ceramic tiled floor.

Outside

Rear Garden

Indian stone patio area, mainly laid to lawn, established borders with mixed evergreens and trees, side access, double vehicular gates, storage area, outside tap, exterior cupboard.

Frontage

Driveway with parking for two cars, lawned area and privacy evergreen hedge.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F

