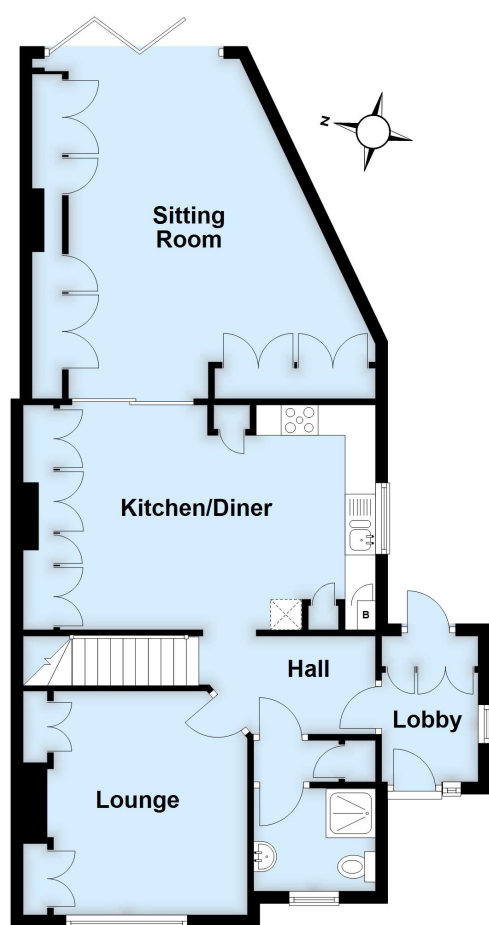


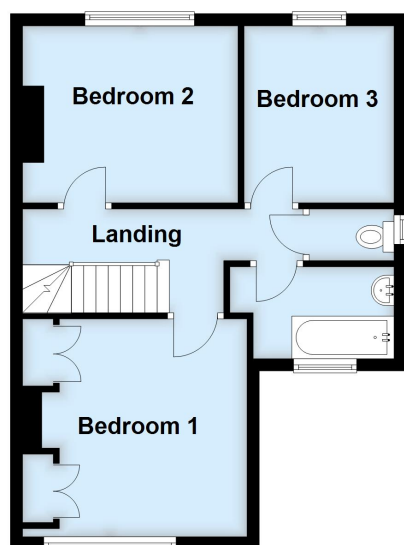
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	57	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 78.6 sq. metres (846.1 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (475.2 sq. feet)



**Second Floor**  
Approx. 16.7 sq. metres (180.0 sq. feet)



Total area: approx. 139.5 sq. metres (1501.3 sq. feet)

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

82 Towncourt Lane, Petts Wood, Orpington, Kent, BR5 1EH  
**Offers Over £740,000 Freehold**

- Deceptively Spacious
- Extended Ground Floor
- Separate Shower Room
- Discreet Storage
- Four Bedrooms
- Loft Conversion
- Large Dining Kitchen
- Close to Mainline



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 at www.proctors.london



## 82 Towncourt Lane, Petts Wood, Orpington, Kent, BR5 1EH

This 1930's semi-detached house is located just opposite Crofton Schools, rated Ofsted outstanding for Infants and Juniors, within easy reach of Petts Wood mainline station, good transport links and the town centre for a host of amenities. The accommodation features a contemporary ground floor space and comprises a lounge to front aspect, a dining kitchen, extended family/ TV room with under floor heating, bi-fold doors and roof lantern, giving extra light. There is a generous entrance porch providing side access to the garden, an inner hallway and a shower room, ideal for the growing family. Upstairs you will find three bedrooms and bathroom on the first floor, plus a further bedroom on the second floor (loft conversion). Outside the property benefits from a wide frontage for off road parking and contemporary rear garden. Additional features include outstanding discreet storage in the reception areas, gas central heating and double glazing. Exclusive to PROCTORS.

### Location

From Petts Wood Station, bear left into Queensway, continue into Towncourt Lane, turn left into Bushey Avenue and first right into the slip road of Towncourt Lane.



### Ground Floor

#### Entrance Porch

Part glazed door, ample storage cupboards, natural wood flooring.

#### Entrance Hall

Inner glazed door, radiator.

#### Shower Room & Cloakroom

2.00m x 1.65m (6' 7" x 5' 5") Double glazed window to side, white suite comprising shower cubicle, hand wash basin, WC, towel rail, extractor fan.

#### Lounge To Front Aspect

3.65m x 3.30m (12' 0" x 10' 10") (Excludes alcove) Double glazed window to front, alcove storage units, radiator, recessed ceiling lights.

#### Dining Kitchen

5.19m x 3.62m (17' 0" x 12' 0") (Excludes storage) Double glazed window to side, range of gloss white wall and base units, built-in electric oven, built-in microwave oven, gas hob set in worktop, extractor hood, double bowl stainless steel sink and drainer, integrated fridge.

### Dining Area

Range of wall to wall discreet gloss white storage units, radiator, all natural wood flooring, recessed ceiling lights, sliding doors to family room.

### Family Room

5.50m x 5.60m (18' 1" x 18' 4") (Narrows to 3.38m) Double glazed bi-fold doors to garden. A minimalistic room featuring wall to wall discreet gloss white storage units with recess for TV, ceramic tiled floor with under floor heating, additional storage units, large skylight window, recessed ceiling lights.

### First Floor

#### Landing

#### Bedroom One

3.62m x 3.31m (12' 0" x 10' 10") Double glazed window to front, radiator, fitted wardrobes.

#### Bedroom Two

3.08m x 2.85m (10' 1" x 9' 4") Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom Three

2.85m x 2.42m (9' 4" x 8' 0") Double glazed window to rear, radiator.

### Bathroom

Double glazed window to front, white suite comprising bath, shower screen, hand wash basin, heated towel rail, extractor fan.

### Second Floor

#### Bedroom Four

3.35m x 3.30m (11' 0" x 10' 10") Double glazed dormer window to rear, radiator, access to eaves storage.

### Outside

#### Rear Garden

Paved patio area, laid to synthetic lawn, established borders, outside light, storage cabinets (negotiable), side access.

#### Frontage

Block-paved frontage, parking for two cars.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E

