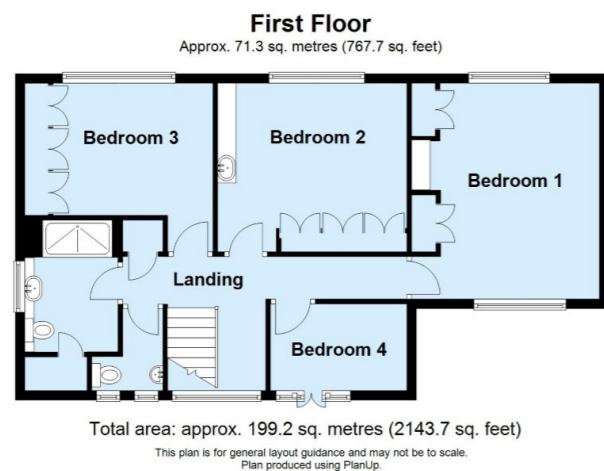
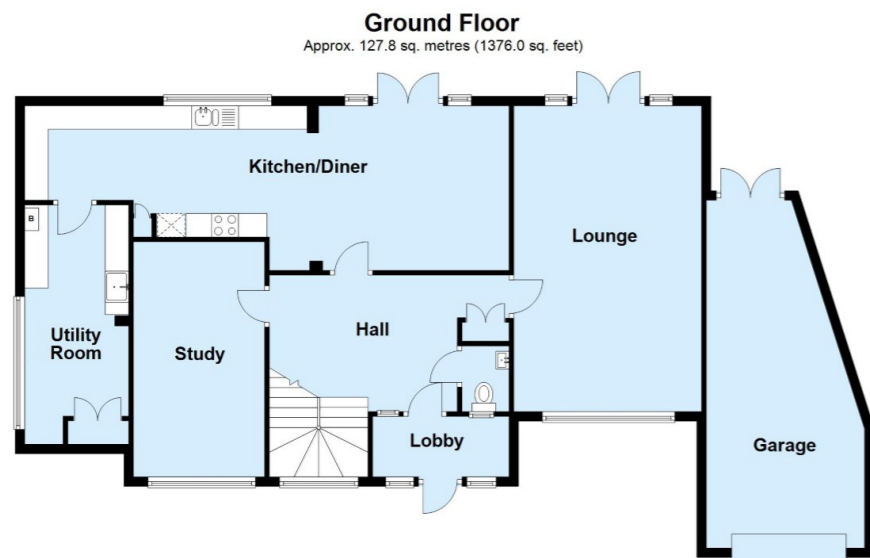


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

51 Willett Way, Petts Wood, Orpington, Kent, BR5 1QE  
**£1,250,000 Freehold**

- Deceptively Spacious
- Large Dining Kitchen
- Study/Reception Room
- Attached Garage & Parking
- Detached Family House
- Double Aspect Lounge
- Four Bedrooms
- South West Garden

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



## 51 Willett Way, Petts Wood, Orpington, Kent, BR5 1QE

We are pleased to offer this post-war built detached house set back of Willett Way, within easy walking distance of Petts Wood mainline station, Station Square for a wealth of amenities, good transport links serving Bromley and Orpington larger towns and Crofton schools (for outstanding Ofsted - Infants and Juniors). The bright and airy interior comprises four bedrooms on the first floor, a delightful double aspect through living room, separate study/reception room or bedroom, a generous dining kitchen of 10.25m (34ft) to rear aspect, spacious utility room (former integral garage), cloakroom off the galleried entrance hall, family shower room, separate W.C and generous storm porch. The property boasts a wide frontage with a carriage driveway, off road parking for several cars, an detached garage and well-stocked south-west facing rear garden. The interior is offered in pristine condition throughout by the owners who are downsizing after many happy years in occupation. Benefits to note include a newly installed central heating combination boiler (June 22), kitchen appliances and desirable location close to the shops. Exclusive to PROCTORS.

### Location

From Station Square, proceed into West Way, turn left into Tudor Way and right into Willett Way. The property is on the right.



### GROUND FLOOR

#### Entrance Porch

Double glazed entrance door and windows, porch light.

#### Entrance Hall

3.9m x 2.82m (12' 10" x 9' 3") Leaded light entrance door and side window, radiator, galleried landing. built in coat cupboard, double glazed window to front.

#### Cloakroom

Double glazed window to front, W.C, hand basin on vanity unit, radiator, tiled interior.

#### Double Aspect Through Lounge

6.47m x 3.93m (21' 3" x 13' 0") Double glazed window to front, double glazed French doors to garden, two radiators, wall lights.

#### Home Office/Reception Room/Bedroom

5.08m x 2.81m (16' 8" x 9' 3") Double glazed window to front, radiator, fitted desk units to remain, meter cupboard.

#### Dining Kitchen

10.25m x 3.52m (33' 8" x 11' 7") Double glazed window to rear overlooking garden, range of Shaker style wall and base cabinets, two built-in electric ovens, induction hob set on work top, extractor hood, integrated larder fridge, one and half bowl sink unit with waste disposal and water filter, integrated dishwasher, wine cooler, door to utility room, open plan to dining area.

#### Dining Area

Double glazed French doors to garden terrace,

fitted wall storage and display unit to remain, radiator.

#### Utility Room

5.03m x 1.96m (16' 6" x 6' 5") Double glazed window to side, range of matching wall and base cabinets, ceramic sink unit, wall mounted central heating combination boiler, space for fridge, plumbed for washing machine.

### FIRST FLOOR

#### Galleried Landing

Double glazed window to first floor level, built-in linen cupboard, radiator.

#### Bedroom One

4.56m x 3.91m (15' 0" x 12' 10") Double glazed window to front and rear, fitted wardrobes and bedroom furniture, radiator.

#### Bedroom Two

3.95m x 3.53m (13' 0" x 11' 7") (into wardrobe) Double glazed window to rear, fitted wardrobes, fitted dressing table, hand basin, radiator.

#### Bedroom Three

3.93m x 2.72m (13' 0" x 9' 0") Double glazed window to rear, fitted wardrobes, hand basin on vanity unit., radiator.

#### Bedroom Four

3.00m x 1.83m (9' 10" x 6' 0") Double glazed dormer window to front, eaves storage, radiator. Reduced head room.

#### Family Shower Room

2.68m x 1.94m (8' 10" x 6' 4") Double glazed

window to side, large shower cubicle with sliding glass door, back to cabinet W.C, hand basin on vanity unit, heated towel rail, eaves storage cupboard, extractor fan.

#### Separate W.C

Two double glazed windows to front, back to wall W.C, hand basin on vanity unit, radiator.

### OUTSIDE

#### Rear Garden

An attractive south-west facing garden with paved patio area, gazebo, established borders, mature shrubs and trees, well stocked flower beds, greenhouse, side access, outside tap. Door to garage.

#### Attached Garage

7.35m x 4.00m (24' 1" x 13' 1") (narrows to 2.21) Attached garage, electric up and over rolling door, double glazed door to rear.

#### Frontage

A wide plot with carriage driveway, laid to gravel, established shrubs.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: G

