



Viewing by appointment with our Petts Wood Office - 01689 606666

17a Kenilworth Road, Petts Wood, Orpington, Kent, BR5 1DY

Guide Price £335,000 Share of Freehold

- First Floor Level
- Share of Freehold
- Private Rear Garden
- Gas Central Heating
- Desirable Maisonette
- Two Bedrooms
- Useful Loft Space
- Chain Free Property

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
Plan produced using The Mobile Agent.

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A popular purpose-built maisonette situated in a quiet residential road within easy walking distance of Petts Wood mainline station (serving five mainline London stations, DLR via Lewisham and Thameslink service via Bromley South), the town centre for an array of amenities, reputable nearby schools and good transport links in Queensway and Station Square. The first floor accommodation comprises two bedrooms, a bright lounge to front aspect, kitchen, bathroom and useful loft space (offering an easy pull-down ladder, Velux window, eaves storage and radiator for heating). There is an attractive private rear garden with patio and lawn. Benefits include double glazed windows, gas central heating by combi boiler, plus no onward chain. Exclusive to PROCTORS.

Location

From Petts Wood mainline station bear left into Queensway. At the mini roundabout turn right into Ryecroft Road and Kenilworth Road is on the right. The property is situated on the left.



First Floor

Entrance (First Floor Level)

Double glazed entrance door via stairs, built-in meter cupboard, access to fully boarded loft.

Lounge

4.03m x 3.06m (13' 3" x 10' 0") Double glazed bay window to front, radiator, Venetian blinds.

Kitchen

1.99m x 1.66m (6' 6" x 5' 5") Double glazed window to rear, wall and base cupboards, free standing gas cooker, stainless steel extractor chimney, single sink unit, plumbed for washing machine, recess for fridge/freezer (white goods available), wall-mounted combi boiler, part tiled walls.

Bedroom One

3.06m x 2.78m (10' 0" x 9' 1") Double glazed window to rear, radiator.

Bedroom Two

2.78m x 2.65m (9' 1" x 8' 8") Double glazed window to front, radiator, wardrobe to remain.

Bathroom

1.54m x 1.54m (5' 1" x 5' 1") Double glazed window to side, white suite comprising bath with built-in shower unit and shower screen, WC, hand wash basin, chrome heated towel rail, extractor fan, ceramic tiled floor, LED wall mirror.

Loft Space

3.68m x 3.16m (12' 1" x 10' 4") Double glazed Velux window to rear, radiator, access to eaves storage.

Outside

Garden

57ft by 19ft approximately. Paved patio area, laid to lawn, gravelled area and pergola, gas meter, side entrance.

Tenure

Share of Freehold

Lease Term

999 years from 29th September 1937 (911 remaining approximately)

Ground Rent

Peppercorn
No formal service or maintenance charge

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : C.