

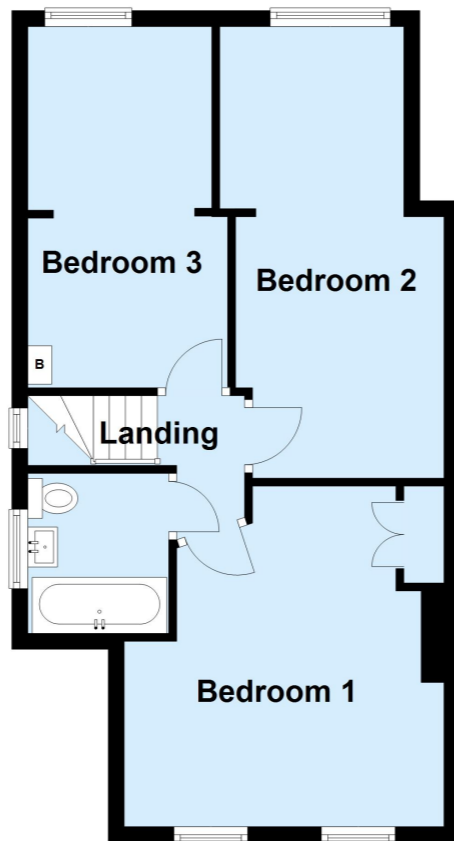
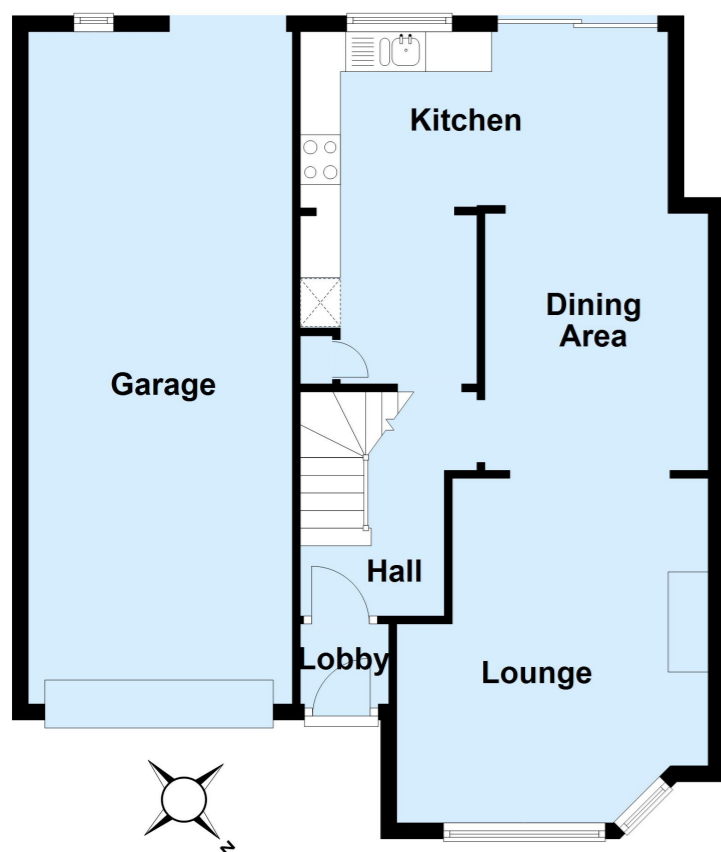
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

### Ground Floor

Approx. 75.4 sq. metres (811.8 sq. feet)

### First Floor

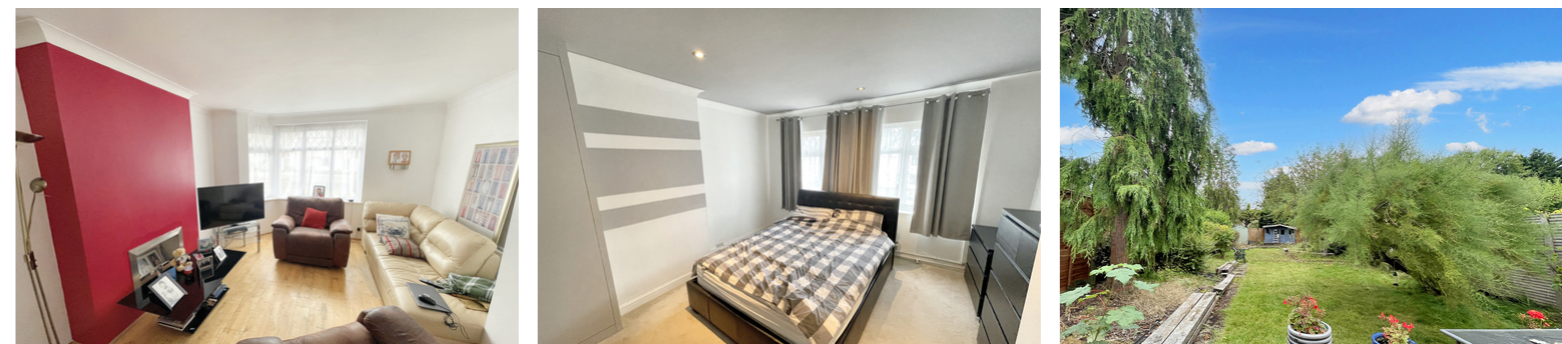
Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 123.3 sq. metres (1327.3 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

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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Viewing by appointment with our Petts Wood Office - 01689 606666

27 Queensway, Petts Wood, Orpington, Kent, BR5 1EB

**Guide Price £685,000 Freehold**

- 🏠 Semi Detached House
- 🏠 Extended Rear Elevation
- 🏠 Contemporary Bathroom
- 🏠 Potential to Extend (STPP)
- 🏠 Three Double Bedrooms
- 🏠 Three Reception Areas
- 🏠 Large Lean-To Garage
- 🏠 South West Garden

## 27 Queensway, Petts Wood, Orpington, Kent, BR5 1EB

This 1930's semi-detached house is situated within close walking distance of Crofton Schools (Ofsted outstanding for infants and juniors in all areas), Petts Wood mainline station (for Victoria and Charing Cross line, DLR via Lewisham and Thameslink Service via Bromley South) plus the town centre for an array of amenities and further transport links in Queensway and Station Square. The accommodation comprises three double bedrooms, a through lounge providing three reception areas, kitchen and contemporary bathroom. The property sits on a wide plot offering further space to extend the side elevation to mirror neighbouring houses (subject to usual planning consent). There is a large south west facing rear garden, private frontage for good off road parking and attached garage measuring 88.80m x 3.30m (28' 10" x 10' 10"). The property benefits from gas central heating and double glazing. **EXCLUSIVE TO PROCTORS.**

### Location

From Petts Wood Station bear left into Queensway and the property is on the right.



### Ground Floor

#### Entrance Porch

#### Entrance Hall

Part glazed entrance door, radiator, under stairs storage.

#### Lounge

4.19m x 3.90m (13' 9" x 12' 10") (Into recess) Double glazed bay window to front, radiator, open plan to dining room.

#### Dining Room

3.16m x 2.78m (10' 4" x 9' 1") Open plan to breakfast kitchen.

#### Breakfast Kitchen

4.44m x 4.58m (14' 7" x 15' 0") 'L' Shaped (narrows to 2.14m) Double glazed window to rear, range of base cabinets, built-in double oven, one and a half bowl sink unit, electric hob set in worktop, plumbed for washing machine, space for dishwasher, extractor hood, recessed spotlights.

#### Breakfast Area

Double glazed patio doors to rear, radiator.



### First Floor

#### Landing

Double glazed window to side, access to loft via ladder, wall lights.

#### Bedroom One

4.26m x 3.92m (14' 0" x 12' 10") (Into alcove) Double glazed window to front, built-in double wardrobe, radiator.

#### Bedroom Two

5.59m x 2.54m (18' 4" x 8' 4") (narrows to 2.23m) Double glazed window to rear, radiator.

#### Bedroom Three

4.48m x 2.5m (14' 8" x 8' 2") (narrows to 2.25m) Double glazed window to rear, radiator, wall mounted combination boiler.

#### Bathroom

Double glazed window to side, double glazed porthole window to front, contemporary white suite comprising bath, hand wash basin on vanity unit, ceramic tiled floor and walls, chrome heated towel rail, extractor fan, recessed ceiling



lights.

### Outside

#### South West Garden

Paved patio area, laid to lawn, established shrubs and mature trees, outside tap, garden shed, wooden cabin.

#### Garage/Lean-To Area

8.80m x 3.30m (28' 10" x 10' 10") Up and over door. Attention required to the fabric of the building.

#### Frontage

A wide plot and private driveway for ample off street parking..

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: E