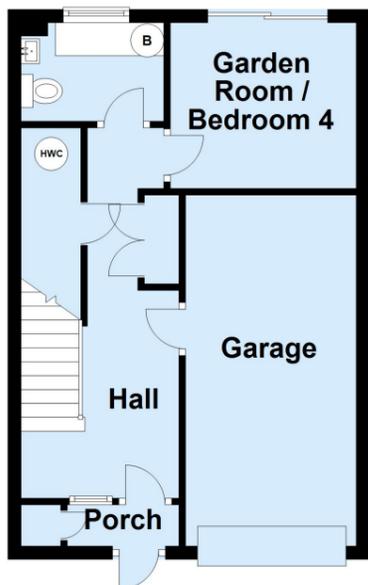


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



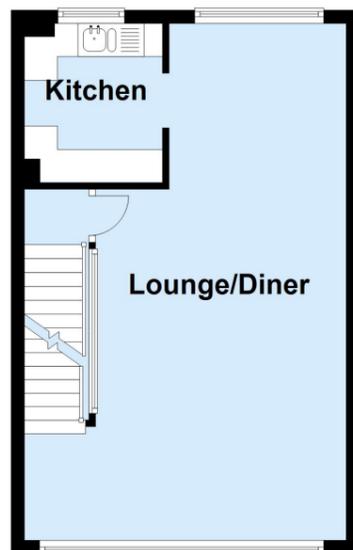
Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



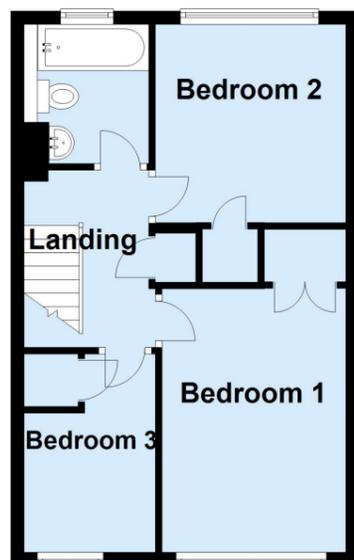
First Floor

Approx. 38.0 sq. metres (409.2 sq. feet)



Second Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Total area: approx. 116.9 sq. metres (1258.6 sq. feet)

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



Viewing by appointment with our Petts Wood Office - 01689 606666

63 Place Farm Avenue, Orpington, Kent, BR6 8DG

£500,000 Freehold

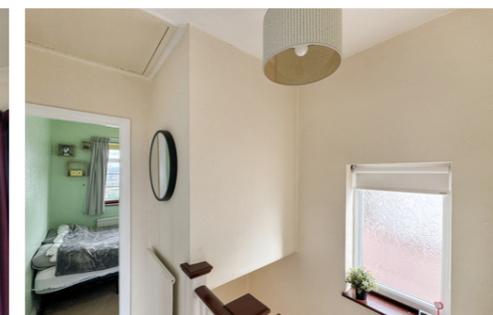
- Spacious Town House
- Four Generous Bedrooms
- Ground Floor Utility Room
- Close to Reputable Schools
- Mid Terraced Town House
- Open Plan Lounge/Diner
- Integral Garage
- Ideal for Mainline Station

63 Place Farm Avenue, Orpington, Kent, BR6 8DG

This inner terraced town house is situated within the desirable Place Farm development on the Orpington/ Petts Wood borders, conveniently placed for nearby Crofton Schools (Ofsted outstanding for infants and juniors), easy walk to Orpington mainline station (for fast service into London), walking distance to Darrick Wood Schools, St Olaves and Newstead grammar schools, Petts Wood and Orpington town centres, plus local transport links and shops in Crofton Lane. The accommodation offers bright accommodation arranged over three levels comprising four bedrooms, a spacious double aspect through lounge/ diner, fitted kitchen, ground floor utility room and home office/ 4th bedroom, family bathroom and integral garage. It may be possible to convert the garage into a habitable living space (additional bedroom or reception room), subject to planning and building regulations. Outside you will find a private rear garden backing onto a landscaped communal green, private driveway and front garden laid to slate for an extra parking space. Additional benefits include gas central heating by radiators, double glazing, built-in wardrobes, cul-de-sac aspect, hall parquet flooring and natural wood flooring on the first floor. EXCLUSIVE TO PROCTORS.

Location

Place Frm Avenue is situated just off Crofton Lane close to Crofton Schools, transport links, Petts Wood and Orpington stations and town centres.



GROUND FLOOR

Entrance Porch

Double glazed entrance door and window to front, built in cupboard, quarry tiled floor.

Entrance Hall

5.60m x 2.34m (18' 4" x 7' 8") Single glazed inner door and full height window, original parquet flooring, radiator, door to garage, built in coat cupboard, deep under stairs storage cupboard with hot water cylinder.

Utility Room

1.97m x 1.47m (6' 6" x 4' 10") Double glazed window to rear, WC, hand basin, plumbed for washing machine, wall mounted central heating boiler.

Bedroom Four/Home Office

2.87m x 2.41m (9' 5" x 8' 0") Double glazed patio doors to garden, radiator.

FIRST FLOOR

Through Lounge/ Diner

7.78m x 4.93m (25' 6" x 16' 2") (into staircase) Large double glazed picture window to front, radiator, TV point, stairs to second floor, open plan dining area.

Dining Area

Double glazed window to rear, radiator,

archway to kitchen.

Kitchen

2.40m x 2.10m (7' 10" x 7' 0") Double glazed window to rear, range of gloss white fitted wall and base units, electric double oven with electric hob, one and a half bowl acrylic sink unit, pelmet lighting, part tiled walls, extractor hood.

SECOND FLOOR

Landing

Access to loft, built in linen cupboard.

Bedroom One

3.92m x 2.87m (12' 10" x 9' 5") Double glazed window to front, built in double wardrobe, radiator.

Bedroom Two

3.03m x 2.95m (10' 0" x 9' 8") Double glazed window to rear, built in single wardrobe, radiator.

Bedroom Three

1.97m x 3.00m (6' 6" x 9' 10") (into door recess) Double glazed window to front, radiator, deep built in storage cupboard.

Bathroom

2.08m x 1.87m (6' 10" x 6' 2") Double glazed window to rear, white suite comprising bath with built in shower and screen, W.C, hand basin set on vanity

unit, ceramic tiled floor and walls, wall mirror, chrome heated towel rail.

OUTSIDE

Garage

5.25m x 2.48m (17' 3" x 8' 2") Integral garage with up and over door, power and light, gas and electric meter (ideal space for converting into a habitable room) (subject to Planning Permission and Building Regulations).

Garden

Paved patio area, established borders, gate to rear aspect, outside tap.

Frontage

Private driveway plus additional parking on the slate base.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: E

Agents Note

Please note that the images were taken prior to the current occupied tenancy. This is preferred by the tenant.