

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>	53	71
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Petts Wood Office - 01689 606666

155 Chislehurst Road, Petts Wood, Orpington, Kent, BR6 0DS  
**£795,000 Freehold**

- Extended Chalet
- Two Reception Rooms
- 111ft Rear Garden
- Close to Schools
- Three/Four Bedrooms
- Generous Kitchen
- Well Presented
- Near Transport Links

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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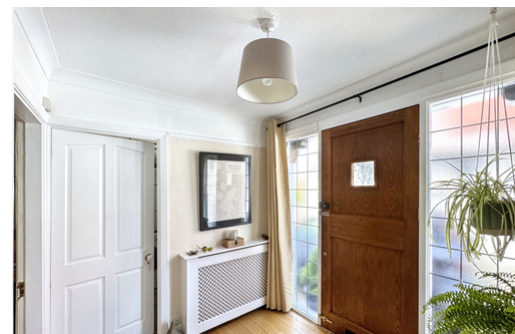


## 155 Chislehurst Road, Petts Wood, Orpington, Kent, BR6 0DS

A desirable 1930s built chalet house extended by the present owners to provide four bedrooms, an en-suite shower room off the main bedroom, first floor bathroom and spacious kitchen measuring 19ft by 7'9". The property is situated within easy walking distance of Petts Wood mainline station, Station Square amenities providing good transport links, an eclectic mix of restaurants, cafes and delis plus larger stores. Nearby reputable schools include Crofton schools and Perry Hall school ( rated Ofsted Outstanding), plus grammar schools St Olaves and Newstead Wood schools in Orpington. There are two generous reception rooms, the dining room being semi-open plan to the kitchen, a separate ground floor home office/ 4th bedroom, and utility room/ cloakroom off the hall. There is a glorious south west facing rear garden of 112ft deep, front garden, parking for three or four cars and storage garage. Benefits to note include a new boiler fitted in 2024, double glazing, Rangemaster double oven, alarm system, feature apex ceiling with high level window in the kitchen, natural wood flooring, and well presented interior. There are plenty of green open spaces, parks and National Trust Woodland for a family to enjoy. **Exclusive to Proctors.**

### Location

From Station Square turn right into Petts Wood Road, turn right into Chislehurst road and the property is on the right just past Willett Way.



## GROUND FLOOR

### Entrance Hall

2.46m x 2.08m (8' 1" x 6' 10") Double glazed outer door to side with double glazed side windows, radiator, cabinet, room thermostat.

### Lounge

4.86m x 3.60m (16' 0" x 11' 10") (into alcove) Double glazed window to front, feature fireplace surround with granite inset and hearth, gas coal fire, radiator cabinet.

### Dining Room

4.22m x 3.63m (13' 10" x 12' 0") (into alcove and recess) Semi-open plan to kitchen , open chimney breast with wood burner (yearly serviced), under stairs meter cupboard, radiator.

### Home Office/Bedroom Four

2.94m x 2.23m (9' 8" x 7' 4") Double glazed window to front, double glazed Oriel bay window to side, radiator.

### Extended Kitchen

5.78m x 2.36m (19' 0" x 7' 9") Double glazed window to rear, range of medium oak fronted wall and base cabinets, Rangemaster double oven with separate grill and gas hob, stainless steel extractor hood, plumbed for dishwasher, recessed ceiling lights, tall pantry unit, ceramic tiled floor, matching dresser unit with display cabinets, barn door and double glazed window to garden, Apex roof with double glazed feature window.

### Utility/Cloakroom

2.06m x 1.90m (6' 9" x 6' 3") Double glazed Oriel bay window to side, wall and base cabinets, single sink unit, plumbed for washing machine, W.C, radiator, cupboard with central heating timer controls.

## FIRST FLOOR

### Landing

4.65m x 1.77m (15' 3" x 5' 10") Access to loft (via ladder with light).

### Bedroom One

4.75m x 3.51m (15' 7" x 11' 6") 2.98m x 0.53m (9' 9" x 1' 9") (into wardrobe, bay and alcove) Double glazed bay window to front, fitted wardrobes for ample storage, radiator.

### En-Suite Shower

2.05m x 1.27m (6' 9" x 4' 2") Port hole window to front, corner shower cubicle, W.C, hand basin, radiator, extractor fan.

### Bedroom Two

3.50m x 2.05m (11' 6" x 6' 9") Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three

2.90m x 2.05m (9' 6" x 6' 9") Double glazed window to side, radiator, hand basin, built in wardrobe.

### Family Bathroom

3.00m x 2.04m (9' 10" x 6' 8") Double glazed window to side, white suite comprising bath, hand basin on vanity unit, W.C, radiator, access to eaves storage with cupboard and hot water cylinder.

## OUTSIDE

### Rear Garden

112' 0" (34.14m) approximately. A glorious south west facing garden with paved patio area, deep under steps storage, laid to lawn, established borders with flower beds, mature shrubs and trees, two garden sheds, potting shed, enclosed vegetable patch, side gate, outside tap and power. Wall light.

### Garage

Detached single garage, power and light.

### Frontage

Private front garden, parking for three or four cars.

## ADDITIONAL INFORMATION

### Council Tax

Local Authority: Bromley  
Council Tax Band: E