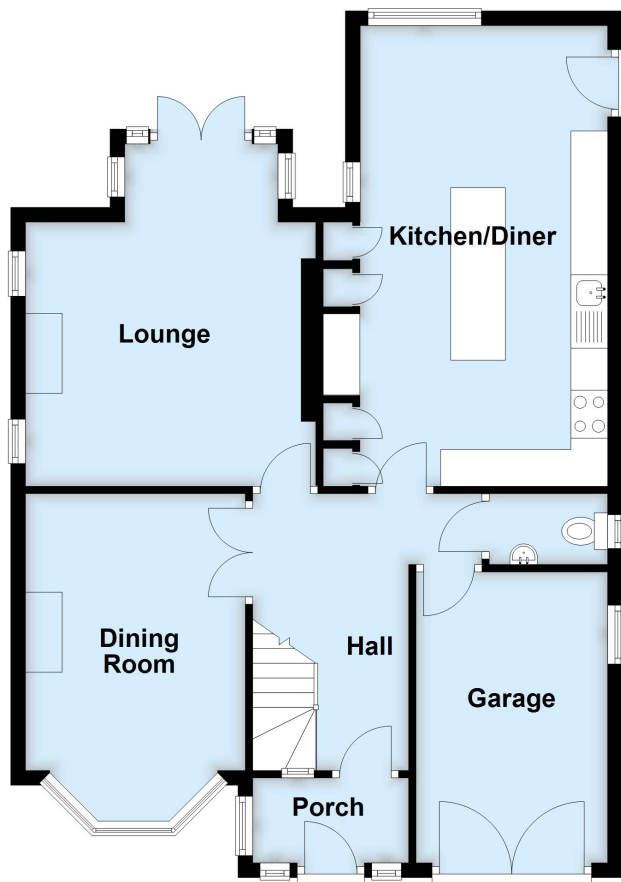


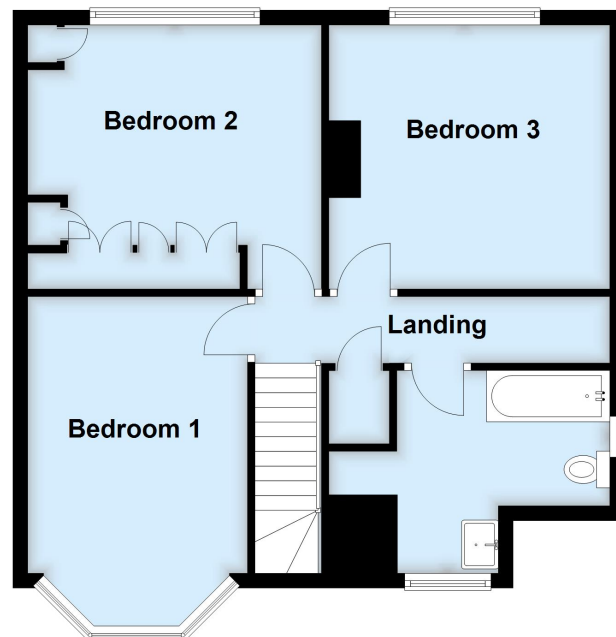
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	63	79
	EU Directive 2002/91/EC	



Ground Floor



First Floor



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.  
**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 "www.proctors.london"



Viewing by appointment with our Petts Wood Office - 01689 606666

114 Kingsway, Petts Wood, Orpington, Kent, BR5 1PU  
**Guide Price £1,100,000 Freehold**

- Deceptively Spacious
- Turnkey Interior
- Two Reception Rooms
- 82ft Rear Garden
- Detached Family House
- Three Double Bedrooms
- 2024 Breakfast Kitchen
- Close to Mainline



## 114 Kingsway, Petts Wood, Orpington, Kent, BR5 1PU

A deceptively spacious (1643 sq ft approx.) 1930's built detached family house, occupying a desirable aspect in Petts Wood east with an added feature of backing onto Willett Recreation Ground. The property boasts three double bedrooms on the first floor, two generous reception rooms, a stylish 2024 exceptionally designed and fitted breakfast kitchen, family bathroom with shower, cloakroom off the hall and integral garage with interior access from the hall. The kitchen offers fully integrated appliances, extensive quartz work surfaces, a central island and bright triple aspect breakfast dining area. There is a character storm porch and entrance hallway with attractive leaded light glazed doors. Outside you will note an 82ft established garden adopting a personal gate into the the playing fields, plus a private driveway to front. Features of interest include the ability to future proof the accommodation by way of further extending the ground floor or incorporating a a loft conversion to mirror neighborhood properties (Subject to Planning Permission). A turnkey interior, double glazed windows, gas central heating, alarm system, some period features, and a highly desirable location. Viewing comes highly recommended by the Sellers' Sole Agent.

### Location

From Station Square, proceed into Woodland Way, bear right into Towncourt Crescent and Kingsway is on the right.



## GROUND FLOOR

### Entrance Porch

Oak entrance door with leaded light window surround, quarry tiled floor, porch light.

### Entrance Hall

Inner glazed leaded light door and window, leaded light French doors to front reception room, decorative plate rack, radiator, recessed ceiling lights.

### Lounge

5.00m x 4.55m (16' 5" x 15' 0") Delightful bay French doors and windows leading to the garden, feature brick fireplace surround, radiator, two feature windows to flank wall.

### Dining Room

5.38m x 3.49m (17' 8" x 11' 5") (into bay window) Large bay window, period style fireplace surround, tiled insert, radiator, original oak strip flooring.

### Breakfast Kitchen

6.67m x 3.55m (22' 0" x 11' 8") Range of dove grey Shaker wall and base cabinets, built-in eye-level double oven, ceramic hob set on quartz work top, splash back to stainless steel extractor chimney, one and half inset sink unit with fluted drainer, integrated dishwasher, integrated tall fridge and separate tall freezer, built-under washing machine, recessed shelves, quartz island with further storage cabinets, Amtico tiled flooring, recessed ceiling lights. open plan to breakfast area

### Breakfast Area

A bright triple aspect area with radiator, recessed ceiling lights.

### Cloakroom (Off Entrance Hall)

New contemporary suite comprising wall mounted back to wall W.C, hand basin on vanity unit, chrome heated towel rail, recessed ceiling lights, Amtico flooring.

## FIRST FLOOR

### Landing

Attractive single glazed leaded light window to flank wall providing light to the spacious floor area, built-in airing cupboard with hot water cylinder, access to loft via ladder.

### Bedroom One

5.39m x 3.48m (17' 8" x 11' 5") Views over Willett Recreation Ground, fitted wardrobes and dressing table, radiator.

### Bedroom Two

4.56m x 3.65m (15' 0" x 12' 0") (Into Bay Window) Large bay window to front aspect, radiator.

### Bedroom Three

3.65m x 3.56m (12' 0" x 11' 8") Evergreen views over garden and Willett Recreation Ground, fitted wardrobe, original fireplace surround, radiator.

### Bathroom With Shower

3.42m x 2.88m (11' 3" x 9' 5") (L shaped Room) White suite comprising bath, hand basin on vanity unit, W.C, separate shower cubicle, built-in controls, recessed ceiling lights, two chrome heated towel rails, ceramic tiled interior.

## OUTSIDE

### Rear Garden

82ft approx. Paved patio area, laid to lawn, established shrubs, mature evergreen trees, garden shed, gate leading to Willett Rec, garden shed, tap.

### Integral Single Garage

4.90m x 2.46m (16' 1" x 8' 1") Double doors, wall mounted central heating boiler (fitted in 2024) , power and light, window to side.

### Frontage

Private driveway and garden, established shrubs and trees.

## ADDITIONAL INFORMATION

### Council Tax

Local Authority: Bromley  
Council Tax Band: G