

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

81 Towncourt Crescent, Petts Wood, Orpington, Kent, BR5 1PH
£1,150,000 Freehold

- Halls Adjoining Semi
- Three Double Bedrooms
- Corner Plot Aspect
- Ample Parking
- Sought After Location
- Two Reception Rooms
- Detached Garage
- Double Aspect Rooms

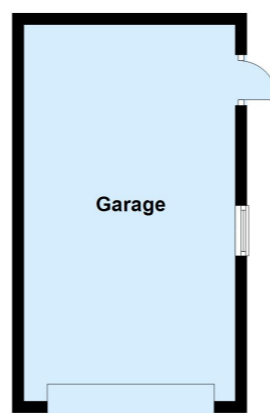
Ground Floor
 Approx. 58.5 sq. metres (630.1 sq. feet)



First Floor
 Approx. 54.6 sq. metres (588.1 sq. feet)



Outbuilding
 Approx. 24.4 sq. metres (262.6 sq. feet)



Total area: approx. 137.6 sq. metres (1480.8 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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81 Towncourt Crescent, Petts Wood, Orpington, Kent, BR5 1PH

Known locally as a 'Butterfly' halls adjoining" semi-detached, this fine example of a 1930's built classic family home is offered for sale in pristine condition, occupying a corner plot position with gardens to three elevations and includes a detached garage and generous driveway for several cars. The accommodation features double aspect rooms coupled with an interesting floor area, comprising three double bedrooms on the first floor, two reception rooms, a breakfast kitchen, family bathroom with W.C and first floor separate cloakroom. Outside you will appreciate well stocked gardens to three sides, two patio areas, a secluded area offering a hot tub and lychgate situated at the entrance. Benefits to note include a pristine interior, character leaded light windows, double glazed windows and doors, plantation shutters, Venetian blinds, Amtico flooring, fitted wardrobes and integrated kitchen appliances. The property is conveniently situated within walking distance of Station Square amenities, Petts Wood mainline station for fast and frequent services into five mainline London stations, good transport links plus an abundance of National Trust woodland on your doorstep. EXCLUSIVE TO PROCTORS.

Location

From Station Square, proceed into Woodland Way, turn right into Towncourt Crescent and the property is on the left (junction of Towncourt Crescent and Hazelmere Road).



GROUND FLOOR

Entrance Hall

Double glazed entrance door, radiator cabinet, under stairs meter cupboard.

Lounge

5.04m x 3.48m (16' 6" x 11' 5") Double glazed window to side and front, plantation shutters, fire place surround with brick insert and hearth, gas coal effect fire.

Dining Room

4.51m x 3.31m (14' 10" x 10' 10") Double glazed patio doors to garden, alcove storage cabinets, fireplace surround with brick insert and hearth, gas coal fire, wall lights, radiator cabinet, Amtico flooring.

Breakfast Kitchen

5.04m x 2.92m (16' 6" x 9' 7") Double glazed window to front, plantation shutters, double glazed stable door and windows to side, range of Shaker style matt white & black gloss wall and base cabinetry, quality Rangemaster double oven with induction hob (fire rings), stainless steel extractor hood, one and half bowl sink unit, integrated dishwasher, integrated washing machine, built-in wine cooler, peninsular breakfast bar, wall mounted TV (negotiable) feature ceiling lighting, Amtico flooring, pelmet and low level , lighting.

FIRST FLOOR

Landing

Double glazed window to front, access to loft via ladder.

Bedroom One

5.00m x 3.02m (16' 5" x 10' 0") Double glazed window to front and side aspect, plantation shutters, range of fitted wardrobes, radiator cabinet, wall mounted TV (negotiable), wall lights.

Bedroom Two

4.05m x 2.92m (13' 3" x 9' 7") Double glazed window to front and side aspect, fitted wardrobes, radiator cabinet.

Bedroom Three

3.25m x 3.03m (10' 8" x 10' 0") Double glazed window to front, radiator cabinet.

Family Bathroom

3.17m x 2.49m (10' 5" x 8' 2") (max points) Casement window to rear, white suite comprising bath with built-in shower, shower screen, hand basin on vanity unit, low level W.C, feature spot lighting, mirror wall cabinet with lights, chrome heated towel rail, natural wood flooring.

Separate Cloakroom

Casement window to side, W.C, hand basin, natural wood flooring.

OUTSIDE

Main Garden

Indian stone patio, extending to additional seating area with hot tub (negotiable) , pergola (negotiable), side access to driveway, laid to lawn, established borders with numerous trees and shrubs.

Detached Garage

6.55m x 3.70m (21' 6" x 12' 2") Up and over door, window to side, power and lights, door to garden.

Side Garden

Laid to lawn, established borders, mature shrubs and trees.

Front Garden

Secluded front garden laid to lawn with mature shrubs and trees.

Wide Driveway via Gates

Private gravel driveway to the side, double wrought iron gates, parking for several cars,

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F

