

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		65
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		65
(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

1ST FLOOR



Viewing by appointment with our Petts Wood Office - 01689 606666

## 34 Merton Gardens, Petts Wood, Orpington, Kent, BR5 1DA Offers Over £650,000

- 1930s Semi Detached
- Spacious Dining Kitchen
- South Facing Garden
- Desirable Cul-de-Sac
- Three Bedrooms
- Separate Lounge
- Scope to extend (STPP)
- Perfect for Schools/Mainline

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

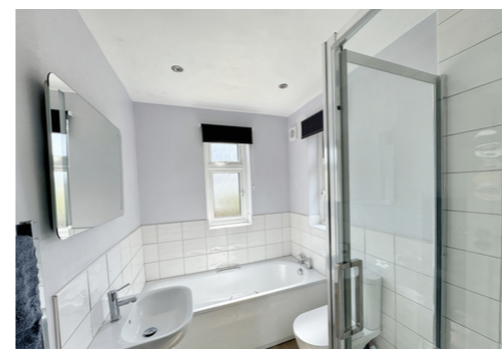


## 34 Merton Gardens, Petts Wood, Orpington, Kent, BR5 1DA

This 1930s built bay-fronted semi detached house enjoys a truly sought after cul-de-sac setting, within a few minutes' walk of the town centre for an array of amenities, Petts Wood mainline station (serving five mainline London stations, ThamesLink Service via Bromley South and DLR via Lewisham). Nearby reputable schools (Southborough and St James RC), good transport links in Queensway and Frankwood Avenue serving Bromley and Orpington, plus Jubilee Country Park on your doorstep. The bright and airy interior comprises three well-proportioned bedrooms, lounge, a desirable open plan dining kitchen to rear aspect, double aspect entrance hallway and bathroom with separate shower cubicle. Outside you will find an attractive south facing garden with useful workshop and storage room. There is a wide side entrance leading from the private driveway and frontage. Benefits include scope to extend the property by way of a double storey side, single storey rear and a loft conversion to mirror neighbouring properties (all subject to Bromley Planning Consent). Double glazed windows and doors, Vaillant combination boiler in the loft, fitted wardrobes to the front bedroom and well presented interior throughout. **EXCLUSIVE TO PROCTORS.**

### Location

From Petts Wood station bear right into Queensway, bear right again into Crest View Drive, and continue into Merton Gardens.



### GROUND FLOOR

#### Entrance Hall

3.60m x 1.68m (11' 10" x 5' 6") Double glazed entrance door and window, double glazed window to side, radiator, under stairs meter cupboard, recessed ceiling lights, semi open plan to the dining kitchen living space.

#### Lounge

4.28m x 3.15m (14' 1" x 10' 4") (into bay window and alcove) Double glazed bay window to front, decorative open chimney breast, radiator.

#### Spacious Dining Kitchen

4.83m x 4.20m (15' 10" x 13' 9")

#### Kitchen Area

Double glazed French doors and window to rear, range of gloss fronted wall and base cabinets, built in electric oven, induction hob set in work top, stainless steel extractor chimney with splash back, plumbed for washing machine, single sink unit, space for fridge freezer, recessed ceiling lighting.

#### Dining Area

Double glazed window to rear, double glazed door to garden, radiator, recessed

ceiling lights.

### FIRST FLOOR

#### Landing

Double glazed window to side, access to loft via ladder (for Vaillant combi boiler) mostly boarded and insulated.

#### Bedroom One

4.31m x 3.06m (14' 2" x 10' 0") (into bay window and wardrobe). Double glazed bay window to front, attractive views over the communal green, built in wall to wall wardrobes with mirrored sliding doors, built in cupboard.

#### Bedroom Two

3.73m x 3.06m (12' 3" x 10' 0") Double glazed window to rear, radiator, built in cupboard.

#### Bedroom Three

2.35m x 1.83m (7' 9" x 6' 0") Double glazed window to front, radiator.

#### Bathroom

2.72m x 1.81m (9' 0" x 6' 0") Double glazed windows to rear and side, white suite comprising bath, W.C, hand basin, large shower cubicle with rain forest shower head, extractor fan, recessed ceiling lights, LED wall mirror, chrome heated towel rail.

### OUTSIDE

#### Rear Garden

23.12m x (75' 10") South facing aspect with paved patio area, laid to lawn, established flower beds, ornamental fish pond and fountain, side access, wrought iron vehicular gates, decked area for evening sun.

#### Workshop

4.23m x 3.93m (14' 0" x 13' 0") Window to front and side, work bench, power and lights.

#### Store Room

4.00m x 2.45m (13' 1" x 8' 0") 2.45m x 4.00m Window to front and side, power and light .

#### Frontage

Private driveway extending to the rear garden via gates. Front garden laid to lawn.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: E

