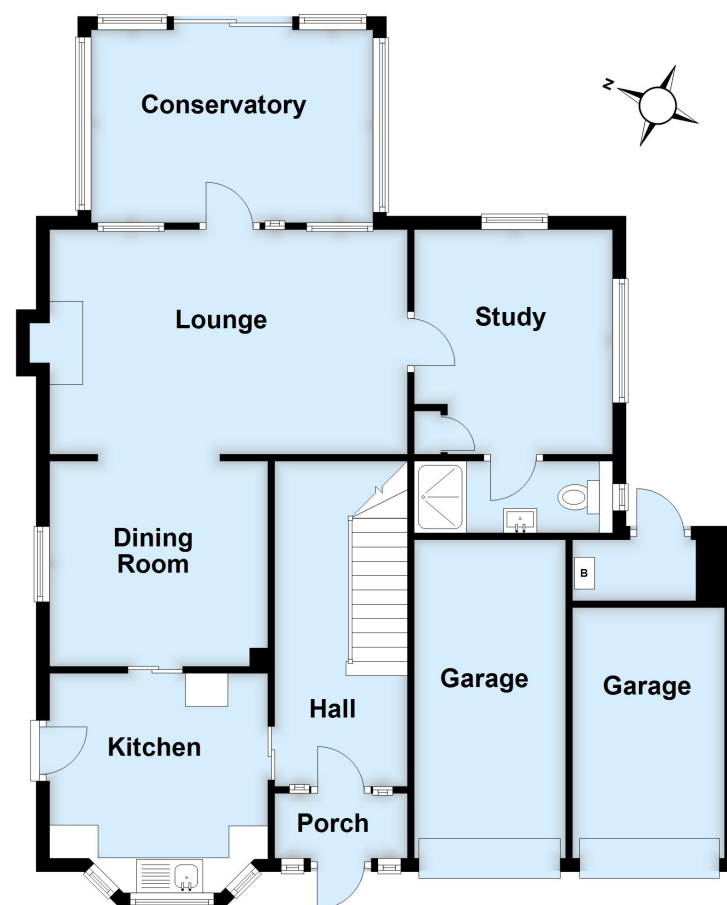


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	47	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

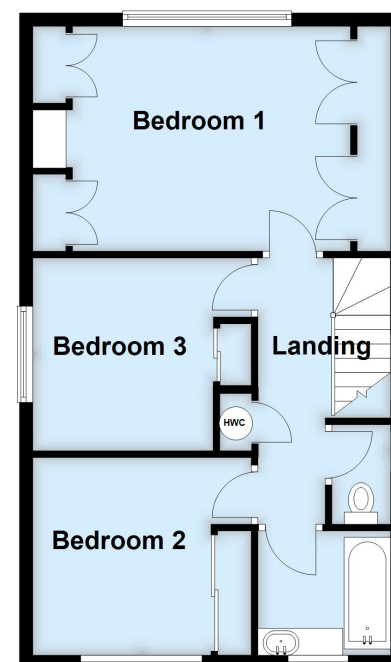
Ground Floor

Approx. 101.9 sq. metres (1097.1 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



Total area: approx. 152.8 sq. metres (1644.8 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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Viewing by appointment with our Petts Wood Office - 01689 606666

70 Lynwood Grove, Orpington, Kent, BR6 0BH

£1,000,000 Freehold

- Detached Family House
- Generous Plot Size
- Two Reception Rooms
- Attached Double Garage
- Desirable Location
- Three Bedrooms
- 4th Bedroom/En-Suite
- Development Potential

70 Lynwood Grove, Orpington, Kent, BR6 0BH

First time on the market since 1968. This attractive 1930's built detached family house occupies a sought-after position in Lynwood Grove, ideal for Orpington mainline station, Petts Wood amenities, nearby grammar schools St Olaves and Newstead Woods, reputable Crofton Schools, Perry Hall school, plus good transport links in Orpington and Petts Wood. The main features of this property include a stunning east facing rear garden measuring 185 ft by 60ft approximately, the overall development potential to mirror neighbourhood properties, (subject to planning consent), and the delightful aspect. There are three bedrooms on the first floor, two reception rooms, a further ground floor study room/4th bedroom with en-suite shower room, kitchen to front elevation, conservatory and bathroom. The wide frontage offers an established garden, private driveway for two cars and attached double garage. Benefits include ample space to the right side to extend, generous plot size and chain free availability. For further information, please call the sole agents, PROCTORS.

Location

From Petts Wood Station Square, proceed into Fairway, over Tudor Way into St Johns Road, turn right into Crofton Lane and Lynwood Grove is on the left. The property is on the left.



Ground Floor

Entrance Porch

Single glazed entrance door and window to front.

Entrance Hall

4.77m x 1.89m (15' 8" x 6' 2") Single glazed door and windows, under stairs storage.

Kitchen

3.20m x 3.00m (10' 6" x 9' 10") (Into bay window) Double glazed bay window to front, wall and base cupboards, single sink unit, free standing oven, fridge/freezer, dishwasher.

Lounge

5.34m x 3.27m (17' 6" x 10' 9") French door and two windows to conservatory, open chimney breast, recessed mirrors, open plan to dining area.

Dining Area

3.22m x 2.79m (10' 7" x 9' 2") Single glazed window to side.

Study Room / 4th Bedroom

3.07m x 2.94m (10' 1" x 9' 8") Double glazed window to rear, opaque window to side.



En-Suite Shower Room

Double glazed window to side, WC, hand wash basin, shower tray with built-in controls.

Conservatory

Double glazed sliding patio doors, double glazed windows.

First Floor

Landing

Single glazed window to side, built-in airing cupboard with hot water cylinder, access to loft.

Bedroom One

5.34m x 3.27m (17' 6" x 10' 9") (Into wardrobes) Two double glazed windows to rear, wall-to-wall wardrobes.

Bedroom Two

3.22m x 2.78m (10' 7" x 9' 1") (Into wardrobe) Double glazed window to side, single cupboard.

Bedroom Three

3.21m x 2.62m (10' 6" x 8' 7") Double glazed window to front, built-in wardrobe.

Bathroom

1.89m x 1.63m (6' 2" x 5' 4") Double glazed window to front, bath, hand wash basin on



vanity unit, tiled interior.

Separate WC

Opaque window to side, WC, tiled interior.

Outside

Rear Garden

60' 0" x 185' 0" (18.29m x 56.39m) A beautiful east facing garden with raised deck terrace, extensive lawn, mature borders with numerous shrubs and trees, exterior boiler cupboard (for warm air heating, garden shed and green house, side access with wrought iron gate.

Frontage

Established front garden, laid to lawn, private driveway for two cars.

Double Garage (part storage area)

3.38m x 2.07m (11' 1" x 6' 9") and 4.54m x 2.33m (14' 11" x 7' 8") Two up and over doors, (one electric), electric and gas meters, air ducting unit, Baxi wall boiler for hot water.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G