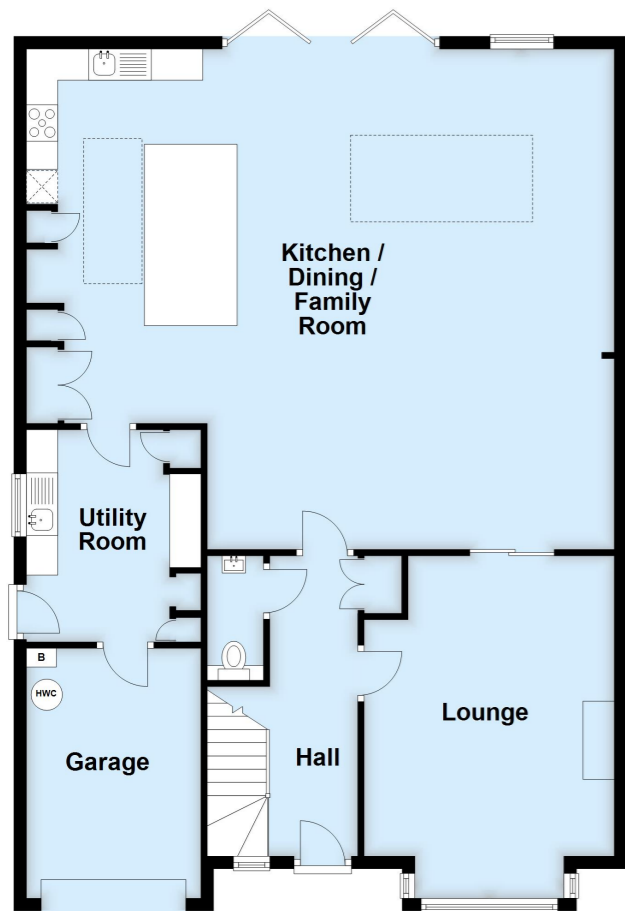


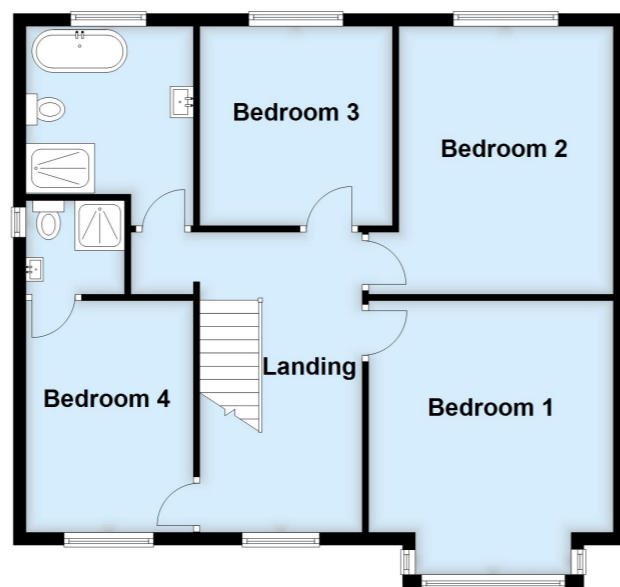
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive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



**Ground Floor**  
 Approx. 124.7 sq. metres (1342.1 sq. feet)



**First Floor**  
 Approx. 77.6 sq. metres (835.7 sq. feet)



Total area: approx. 202.3 sq. metres (2177.8 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

26 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU

**Guide Price £1,370,000 Freehold**

- Newly Extended Detached
- Four Generous Bedrooms
- 9.4m Social Living Space
- Breakfast Island Kitchen
- Completely Refurbished
- Family Bathroom & En-Suite
- Additional Reception Room
- Sizeable Laundry Room

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





## 26 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU

We are pleased to offer for sale this superior 1930's detached family house, newly extended and refurbished by the present owners to a high specification, with no expense or imagination spared. The minute you step inside you are greeted by a galleried staircase, a light and airy atmosphere and outstanding attention to detail throughout. There are four generous bedrooms on the first floor, an impressive social living space of 9.40m by 8.06m providing family TV area, dining room, a superior breakfast island and quality kitchen. Additionally, there is a generous front reception room, separate laundry room, luxury family bathroom with separate drench shower, en-suite shower room off the guest room and cloakroom off the character entrance hall. The property has been completely refurbished throughout to offer all new electrics, plumbing, plastering, heating, new roof and exquisite interior design. There is a large breakfast island, a contemporary Shaker style kitchen with appliances and all quartz work surfaces. Outside you will note a landscaped frontage with resin driveway, storage garage plus an east facing rear garden. The bi-fold doors seamlessly open to a porcelain terrace for extended entertainment. Features to note include PLANNING PERMISSION APPROVED FOR A LOFT CONVERSION (17/03867/FULL6), under floor heating in the social living space, media wall, Amtico flooring on the ground floor, pressurised hot water system, multi zone Nest controlled gas central heating, water softener, double glazed windows, new interior doors, CCTV/alarm security system, desirable roof lights, LED lighting, new roof and a contemporary theme throughout. Grosvenor Road is ideally placed for Petts Wood town centre, good transport links and nearby reputable schools. EXCLUSIVE TO PROCTORS.

### Location

From Petts Wood town centre bear right into Petts Wood Road, at the roundabout turn right into Chislehurst Road and bear left into Grosvenor Road.



### Ground Floor

#### Entrance Hall

4.70m x 2.32m (15' 5" x 7' 7") Period style entrance door with glazed units, feature stained glass window above and to the side of door, galleried landing with spindle balustrading, under stairs storage drawers, recessed ceiling lights, built in coat cupboard, under floor heating.

#### Cloakroom

Back to wall W.C., wall mounted hand basin, part tiled walls, extractor fan, under floor heating.

#### Social Living Space

9.40m x 8.06m (30' 10" x 26' 5")

#### Family/ TV Living Area

Double glazed bi-fold doors and casement window to rear, large double glazed roof light with electronic sun blinds, contemporary bespoke TV /media wall with fitted shelving and cabinets, recessed ceiling lights. Open plan to dining area. Under floor heating.

#### Breakfast Island Kitchen

Double glazed casement window to rear, range of quality Shaker style wall and base cabinets with solid quartz work tops, two separate fan-assisted ovens, large induction hob, quartz splash back to concealed extractor unit, recess for American fridge freezer, built-in pantry unit with shelving and drawer space (ideal for microwave oven), pull out storage racks, pelmet lighting, inset sink with fluted drainer, integrated dishwasher, display cabinet, double glazed roof light with electronic sun blinds, built-in recycling drawer, recessed ceiling lights. Under floor heating.

#### Breakfast Island

Quartz central island breakfast bar with pan drawers, drinks chiller and pendant lights above.

#### Dining Area

Sliding doors to front reception room. Recessed lighting. Under floor heating.

#### Front Reception Room

5.47m x 4.09m (18' 0" x 13' 5") (into bay window and alcove) Double glazed window to front, plantation shutters, Portuguese fireplace surround with enclosed gas log fire, alcove cabinet with shelving, cornice to high ceiling. Under floor heating.

#### Laundry Room (off kitchen)

3.35m x 2.70m (11' 0" x 8' 10") Double glazed entrance door and window to side, matching cabinets and quartz work tops, bespoke storage and drying rack, inset sink unit, fluted drainer, recessed ceiling lights, extractor fan, door to storage garage. Under floor heating.

### First Floor

#### Galleried Landing

Double glazed window to front, plantation shutters, access to loft (via ladder) recessed ceiling lights.

#### Bedroom One

4.35m x 3.85m (14' 3" x 12' 8") Double glazed bay window to front, plantation shutters, radiator.

#### Bedroom Two

4.27m x 3.26m (14' 0" x 10' 8") Double glazed window to rear, plantation shutters, radiator.

#### Bedroom Three

3.13m x 3.13m (10' 3" x 10' 3") Double glazed window to rear, plantation shutters, radiator.

#### Bedroom Four

3.52m x 2.67m (11' 7" x 8' 9") Double glazed window to front, plantation shutters, radiator.

#### En Suite Shower Room

1.74m x 1.50m (5' 9" x 5' 0") Double glazed window to side, shower cubicle, built-in controls, drench shower head, wall mounted hand basin, wall mounted W.C., heated towel rail, ceramic tiled floor, recessed ceiling lights, extractor fan.

#### Family Bathroom

4.72m x 2.55m (15' 6" x 8' 4") Double glazed window to rear, contemporary white suite comprising large open shower, built in controls, drench shower, egg-shaped free standing bath, wall mounted hand basin on vanity unit, WC, heated towel rail, wall lights, recessed ceiling lights, extractor fan, ceramic tiled floor and walls.

### Outside

#### East Facing Garden

Porcelain tiled terrace, laid to lawn, established shrubs, garden shed (with power and light) contemporary gazebo to remain, raised planters, side access, outside tap, outside power.

#### Storage Garage

4.00m x 2.71m (13' 1" x 9' 0") Electric up and over rolling door, pressurised hot water cylinder, wall mounted central heating boiler, water softener, under floor manifolds, electrics and network hub.

#### Frontage

Private landscaped new resin drive, parking for two cars, newly established Laurel trees.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: G