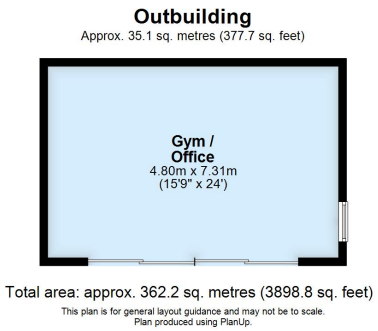
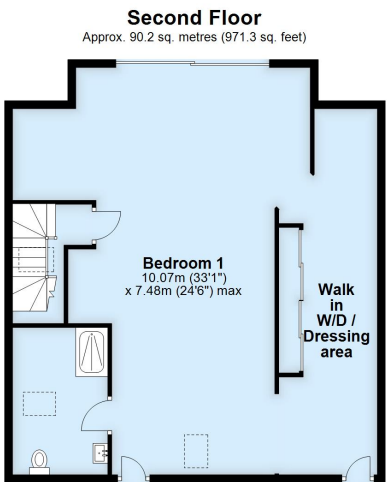
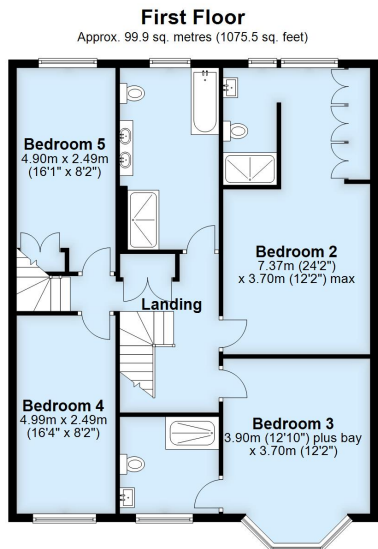
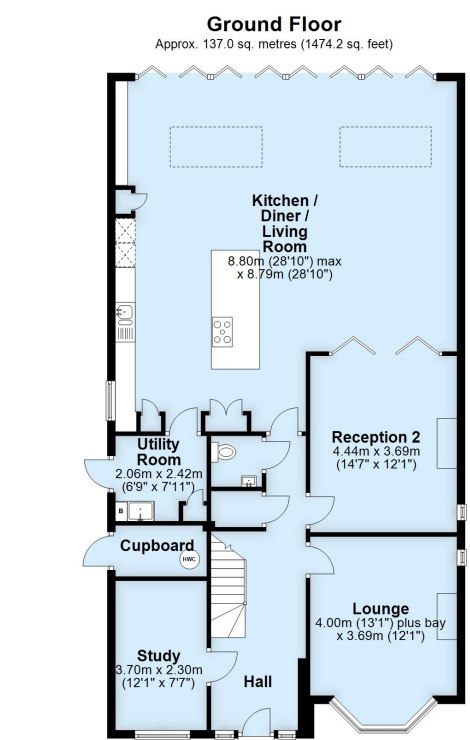


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Viewing by appointment with our Petts Wood Office - 01689 606666

11 Sherborne Road, Petts Wood, Orpington, Kent, BR5 1GX

Guide Price £1,500,000 Freehold

- Extended Family Home
- 8.80m by 8.80m Living Area
- Large Family Bathroom
- High Spec Interior
- Huge 362.2m Floor Area
- Three En-Suites
- Impressive Outdoor Gym
- Close to Mainline

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



11 Sherborne Road, Petts Wood, Orpington, Kent, BR5 1GX

GUIDE PRICE £1.500,000 TO £1.600,000

This super extended family home provides 362 sq m of living space, ideal for the growing family or multi-generational living. The current owners have spared no expense or imagination in providing accommodation arranged over three levels, affording five double bedrooms, three en-suite shower rooms, an impressive 8.80m by 8.79m island kitchen open plan to the dining and family/ media room, two sizable reception rooms, separate home office, utility room, cloakroom and generous family bathroom with a bath and 4th shower. The huge loft conversion is dedicated to a master bedroom suite comprising a Juliette balcony with bi-fold doors, dressing room with extensive range of wardrobes and en-suite shower room. Outside you will note a purpose built gym of 7.31mm by 4.80m, a landscaped garden laid to lawn a raised terrace with feature glass balustrades. Features include bi-fold doors, two ceiling lanterns, porcelain flooring, engineered wood flooring, under floor heating, two ceiling AC units quality Stoneham fitted kitchen with granite island, fully integrated kitchen appliances, security system, gas central heating by radiators, a pressurised hot water system, full double glazing, complete refurbished interior and exterior, plus modern LED lighting, to name a few. The property is placed within walking distance of Petts Wood town centre for an array of amenities, two mainline stations, nearby schools and good transport links. To fully appreciate the space and attention to detail on offer, interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

Location

From Petts Wood Station Square, bear right into Petts Wood Road, turn left into Chislehurst Road and Sherborne Road is on the right.



GROUND FLOOR

Entrance

8634m x 2.33m (28326' 9" x 7' 8") Entrance door and side windows to front, feature panelled walls, engineered wood flooring, under stairs storage drawers and deep coat cupboard.

Front Lounge

4.00m x 3.69m (13' 1" x 12' 1") Bay window to front, plantation shutters, window seat, limestone fireplace surround with coal effect fire, engineered wood flooring, stained glass feature window to side.

Reception Two

4.44m x 3.69m (14' 7" x 12' 1") Interior Crittall style French door and windows to open plan living space, stained glass window, classic fireplace surround, engineered wood flooring, under floor heating, recessed ceiling lights,

Home Office

3.70m x 2.30m (12' 2" x 7' 7") Window to front, plantation shutters, bespoke shelving and cabinets, cupboard with circuit breakers, engineered wood flooring.

Cloakroom

W.C, hand basin on vanity unit, extractor fan, tiled flooring, heated towel rail.

Social Living Space

8.70m x 8.70m (28' 7" x 28' 7") Wall to wall bi-fold doors with remote sun blinds leading to raised terrace, skylight lanterns, recessed lighting, porcelain tiled flooring with under floor heating.

Kitchen Area

8.80m x 8.79m (28' 10" x 28' 10") Range of quality Stoneham fitted wall and base cabinets, two eye-level electric ovens, inset double bowl sink unit, hot tap, fully integrated appliances to include double fridge, full freezer, dishwasher and wine chiller, large granite island with induction hob and built-in extractor, pendant ceiling lights above. Concealed entrance to utility room.

Dining Area

Fitted dresser unit with display shelving, wine rack and feature mirror wall.

Family/ TV Media Area

Bespoke wall media unit, AC unit, room thermostat.



Utility Room

2.42m x 2.06m (7' 11" x 6' 9") Glazed door to side, sink unit set in work top, concealed central heating boiler, plumbed for washing machine, larder unit, porcelain tiled floor, under floor heating, extractor fan, display shelving.

FIRST FLOOR

Landing

Double linen cupboard, feature panelled walls, recessed ceiling lights.

Bedroom Two

7.37m x 3m (24' 2" x 9' 10") Window to rear, range of fitted wardrobes, recessed ceiling lights, open to en-suite shower.

En-Suite Shower Room

Wall mounted hand basin on vanity unit, W.C, shower cubicle, recessed ceiling lights, wall cabinet, shavers point, chrome heated towel rail, porcelain tiled floor with under floor heating.

Bedroom Three

Bay window to front, plantation shutters, door to en-suite shower room.

En-Suite Shower

Window to front, Venetian blinds, wall mounted hand basin on vanity unit, W.C, open ended shower, chrome heated towel rail, recessed ceiling lights, LED mirror, extractor fan, porcelain floor with under floor heating.

Family Bathroom

Window to rear, white suite comprising bath, double hand basin on vanity unit, W.C, large shower cubicle, chrome heated towel rail, recessed ceiling lights, extractor fan, porcelain tiled floor with under floor heating, shavers point, wall mounted taps.

Bedroom Four

4.99m x 2.49m (16' 4" x 8' 2") Window to front, plantation shutters.

Bedroom Five

4.90m x 2.49m (16' 1" x 8' 2") Window to rear, understairs cupboard.



SECOND FLOOR

Second Floor Landing

Velux window, panelled walls,

Master Bedroom Suite

10.07m x 7.48m (33' 0" x 24' 6") Feature sliding doors to Juliette balcony, AC unit, Velux window to front, recess for TV, recessed ceiling lights, open to dressing area. Door to en-suite shower room.

Dressing Room

Extensive fitted wardrobes, drawer units, recessed ceiling lights.

En-Suite Shower Room

3.55m x 2.11m (11' 8" x 6' 11") Velux window to side, wall mounted hand basin on vanity unit, W.C, open shower cubicle, porcelain tiled floor, under floor heating, shavers point, chrome heated towel rail, recessed ceiling lights.

OUTSIDE

Rear Garden

74ft x 38ft. Raised terrace with porcelain tiled floor, stainless steel and glass balustrading, steps down to lawn, established shrubs and trees, garden storage and shed, outside lighting, side access leading to a store room housing the hot water vessel.

Garden Gym/Home Office

7.31m x 4.80m (24' 0" x 15' 9") (height 2.63) (insulated and double glazed). Double glazed sliders, double glazed window to side, recessed ceiling lights, Sunlighten sauna (negotiable), outside lights.

Frontage

Private block-paved driveway, parking for two cars.

ADDITIONAL INFORMATION

Agents Note

There is gas central heating by radiators and electric under floor heating in the social living space, utility room and reception two.

Council Tax

Local Authority: Bromley
Council Tax Band: F