


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>38</b>	<b>83</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 



Viewing by appointment with our Petts Wood Office - 01689 606666

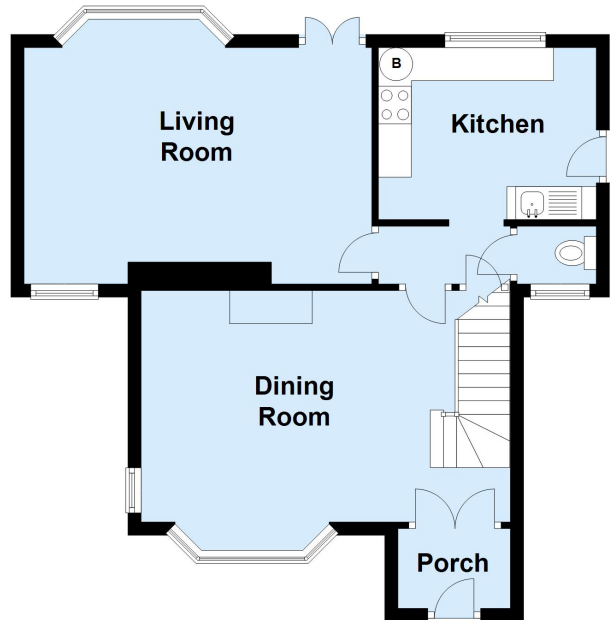
77 Kingsway, Petts Wood, Orpington, Kent, BR5 1PN

Offers Over £900,000 Freehold

- 1930s Detached House
- Two Reception Rooms
- Close to Mainline/Town Centre
- Desirable Location
- Three Bedrooms
- Planning Permission Approved
- South Facing Rear Garden
- Attached Garage

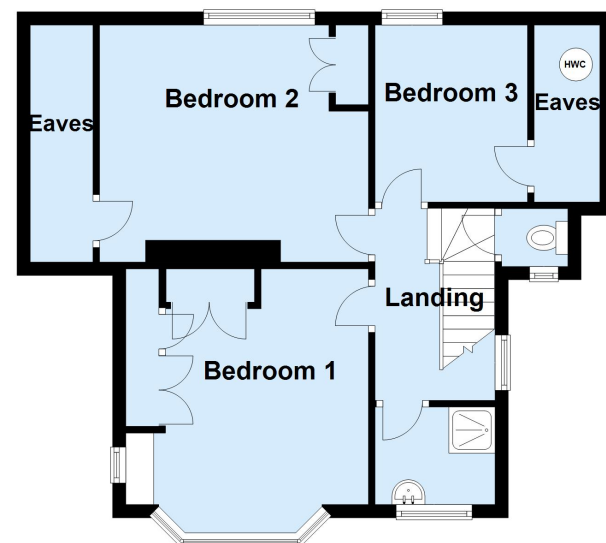
### Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



### First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 105.6 sq. metres (1136.1 sq. feet)

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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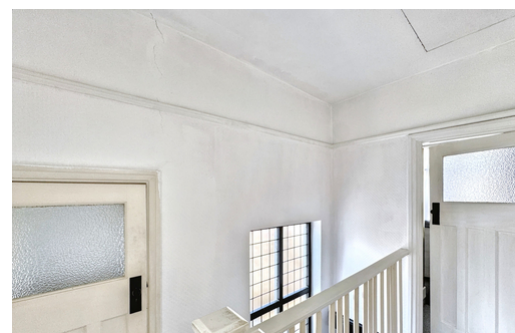


## 77 Kingsway, Petts Wood, Orpington, Kent, BR5 1PN

PLANNING PERMISSION APPROVED (ref DC/18/02959/FULL6 in 2018) for a two storey side and rear extension plus a loft conversion. This character 1930's detached family house offers an outstanding development opportunity for the growing family by way of a side and rear extension to mirror similar neighbouring properties in Kingsway. The property is situated in a sought after tree lined road, within easy walking distance of Petts Wood mainline station, Station Square transport links and amenities, reputable schools, the town centre, restaurants, cafes, parks and National Trust Woodland for outdoor leisure pursuits. The accommodation currently provides three bedrooms, a spacious reception dining room via a porch, separate living room facing the rear aspect and garden, fitted kitchen, ground floor cloakroom off the inner hall, upstairs shower room and separate WC. There is an impressive south facing rear garden measuring 118ft by 40ft approximately, large garden cabin room with new roof (interior finishing off required), private driveway and brick built single garage. Please note cosmetic interior and exterior updating is required. Petts Wood station offers a frequent service to five mainline London stations, DLR via Lewisham and ThamesLink service via Bromley South. Architectural plans available to view.

### Location

From Station Square, bear right at the mini roundabout into Petts Wood Road, turn left into Crossway and Kingsway is on your right. The property is on your right.



### Ground Floor

#### Entrance Porch

Traditional entrance door, leaded light casement windows, porch light.

#### Dining Room

5.50m x 4.00m (18' 1" x 13' 1") (into bay window) Double glazed bay window to front, double glazed window to side, period fireplace surround, decorative plate rack, decorative beamed ceiling, open aspect staircase, two radiators.

#### Inner Hall

Under stairs storage cupboard with gas and electric meters.

#### Lounge

5.25m x 3.98m (17' 3" x 13' 1") (into alcove and bay window) Double glazed bay window and double glazed French doors to garden, decorative fireplace surround, radiator, wall lights, room thermostat.

#### Kitchen

3.32m x 2.50m (10' 11" x 8' 2") Double glazed windows to rear, double glazed door and window to side, fitted wall and base units, built-in double electric oven, gas hob unit (limited working order), wall mounted central heating boiler, plumbed for washing machine, part tiled walls, space for fridge freezer.

#### Cloakroom (off Inner Hall)

Double glazed window to front, low level WC, radiator.

### First Floor

#### Landing

Leaded light window to side, access to loft via ladder.

#### Bedroom One

3.95m x 3.51m (13' 0" x 11' 6") (into bay window and wardrobes) Double glazed bay window to front and double glazed window to side, radiator.

#### Bedroom Two

4.08m x 3.51m (13' 5" x 11' 6") (into alcove and wardrobe) Double glazed window to rear, eaves storage cupboard.

#### Bedroom Three

2.28m x 1.53m (7' 6" x 5' 0") Double glazed window to rear, radiator, built-in eaves cupboard housing hot water cylinder.

#### Shower Room

1.71m x 1.53m (5' 7" x 5' 0") Double glazed window to front, corner shower cubicle, electric shower unit, radiator.

#### Separate WC

Double glazed window to front, low level WC, radiator.

### Outside

#### South Facing Garden

35.97m x 12.19m (118' 0" x 40' 0") approx. A mature south facing rear garden with paved patio area, deep established border comprising rhododendrons and evergreen shrubs, laid to lawn, side access, entrance to garage. New brick built

garden room with double glazed doors and windows, new roof. The interior needs finishing off.

### Garage

Single brick/block built garage, power and light, door to garden.

### Frontage

Private driveway leading to the garage, established front garden.

### Additional Information

### Council Tax

Local Authority : Bromley  
Council Tax Band : G

### Proposed Plans

The development proposed is for the 'Demolition of existing garage, single storey front, part one/ two storey rear and two storey side extensions and roof alterations to incorporate rear dormer'. The application Ref DC/18/02959/FULL6 approved in 2018. Please contact the council for further information about the current validity.