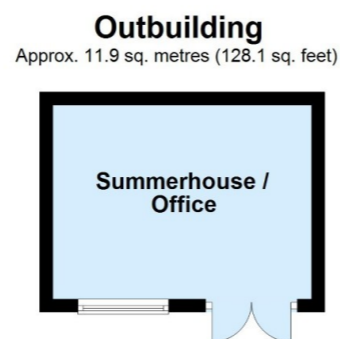
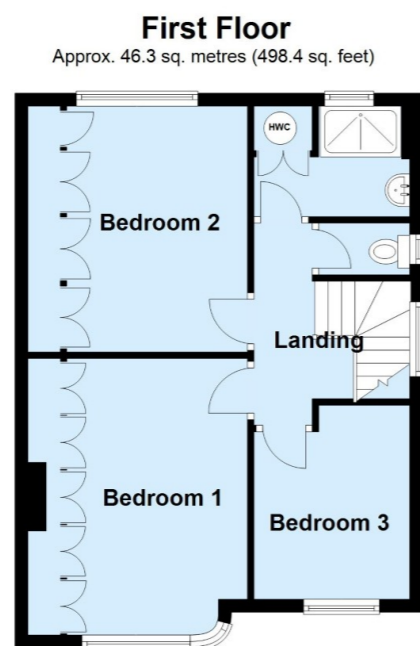
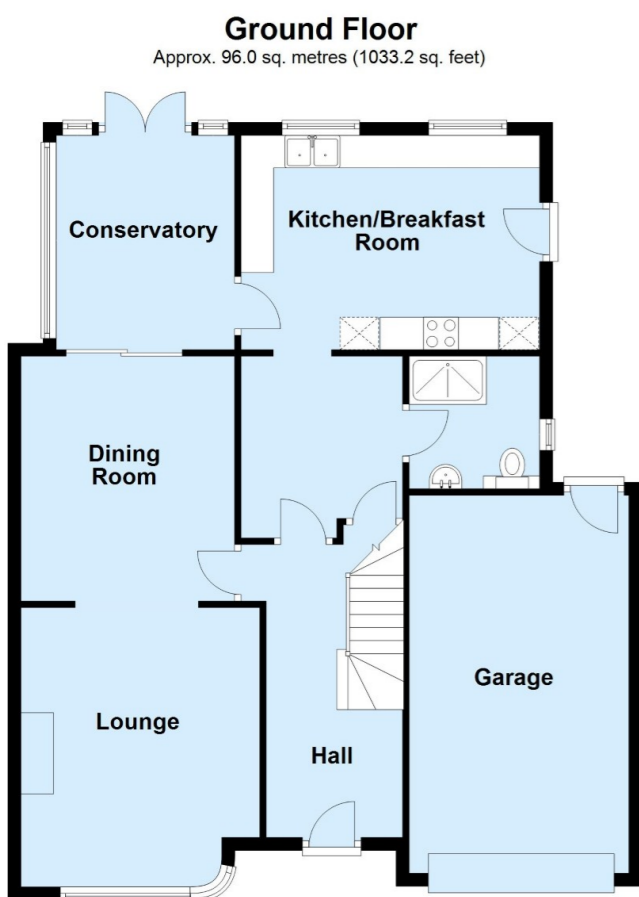




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Total area: approx. 154.2 sq. metres (1659.7 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

52 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1LD  
**Guide Price £750,000 Freehold**

- 1930's Semi Detached
- Three Bedrooms
- Breakfast Kitchen
- Re-tiled Main Roof
- Extended Accommodation
- Two Shower Rooms
- Garage & Driveway
- Double Glazed Windows



## 52 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1LD

GUIDE PRICE £750,000 - £775,000

This 1930's semi-detached house is situated within easy walking distance of Petts Wood mainline station, Station Square for an array of amenities, reputable schools, good transport links and a wealth of National Trust woodland nearby. The accommodation was extended to the ground floor in 2000 by the current owner to provide a large breakfast kitchen and separate shower room off the inner study area (former kitchen). There are three well-proportioned bedrooms, a spacious through lounge/ diner, a double glazed conservatory constructed in 2018, a first floor shower room and separate W.C. Outside you will find a large garden measuring 80ft approximately, private driveway for three or four cars and garden summer house of 4.07m by 2.97m with power. Additional benefits include gas central heating, replacement boiler, new main roof and garage roof in 2018, new consumer unit in 2018, replacement windows in 2017, smart meters, fitted wardrobes and well-presented interior. Please note the property is equipped with a capsule style lift that operates between the entrance hall and the third bedroom, ideal for restricted mobility. This can be removed by the Seller, if preferred. Exclusive to PROCTORS.

### Location

From Petts Wood Station Square turn right into Petts Wood Road, continue past Crossway on the left and the property is on the left.



### GROUND FLOOR

#### Entrance Hall

4.43m x 2.12m (14' 6" x 7' 0") Double glazed entrance door, radiator, recessed ceiling lights, under stairs meter cupboard, capsule style lift to first floor..

#### Through Lounge/Diner

4.16m x 3.60m (13' 8" x 11' 10") (into alcove) Double glazed window to front, feature fire place, gas coal fire, radiator.

#### Dining Area

3.75m x 3.30m (12' 4" x 10' 10") Double glazed patio door to conservatory, radiator.

#### Double Glazed Conservatory

Double glazed French doors to garden, double glazed side windows and roof.

#### Study Area (Former Kitchen)

2.47m x 2.42m (8' 1" x 8' 0") Radiator, opening to breakfast kitchen, under stairs storage cupboard. Door to shower room.

#### Breakfast Kitchen

4.56m x 3.22m (15' 0" x 10' 7") Two double glazed windows to rear, double glazed door to conservatory and double glazed door to garden, wall and base cabinets, built in electric oven, built in microwave, integrated dishwasher, gas hob set in work top, radiator, wall mounted central heating boiler.

#### Ground Floor Shower Room

2.13m x 1.92m (7' 0" x 6' 4") Double glazed window to side, back to wall W.C, hand basin set on vanity unit, shower cubicle, heated towel rail, recessed ceiling lights.

### FIRST FLOOR

#### Landing

Double glazed window to side, access to loft via wooden ladder.

#### Bedroom One

4.22m x 3.32m (13' 10" x 11' 0") (into wardrobes) Double glazed window to front, wall to wall gloss white fitted wardrobes, matching bedside cabinets to remain, radiator.

#### Bedroom Two

3.78m x 3.32m (12' 5" x 11' 0") (into wardrobes) Double glazed window to rear, wall to wall gloss white fitted wardrobes, matching bedside cabinets, radiator,

#### Bedroom Three

2.56m x 2.42m (8' 5" x 8' 0") Double glazed window to front, radiator, built in cupboard. Please note that this room has a capsule lift serving the entrance hall.

#### Shower Room

2.56m x 2.42m (8' 5" x 8' 0") Double glazed window to rear, shower cubicle, hand basin on vanity unit, open linen cupboard with hot water cylinder, extractor fan, chrome heated towel rail, mirror cabinet.

#### Separate W.C

Double glazed window to side, W.C.

### OUTSIDE

#### Rear Garden

82ft. approximately. Paved patio area, laid to lawn, established borders, mature evergreen bushes, greenhouse, decked side elevation under lean-to covered area. recessed ceiling lighting. access to garage, outside wall lights, outside tap.

#### Summer House

4.07m x 2.97m (13' 4" x 9' 9") Double glazed entrance door and side windows, 12 sockets, dual lighting, work bench to remain, own circuit breaker, insulated walls and ceiling, exterior UPVC cladding, pitched roof, paved patio border.

#### Attached Garage

5.77m x 3.32m (19' 0" x 11' 0") Electric up and rolling door, power and light.

#### Frontage

Private driveway, off road parking for three or four cars, established garden.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: F

