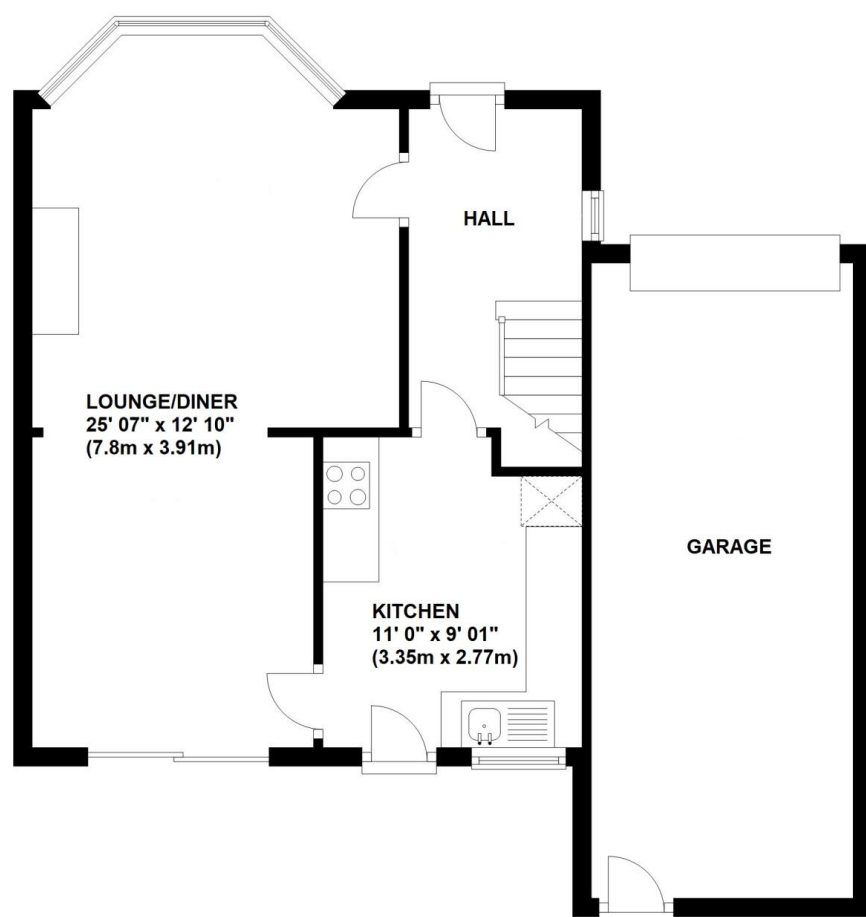


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



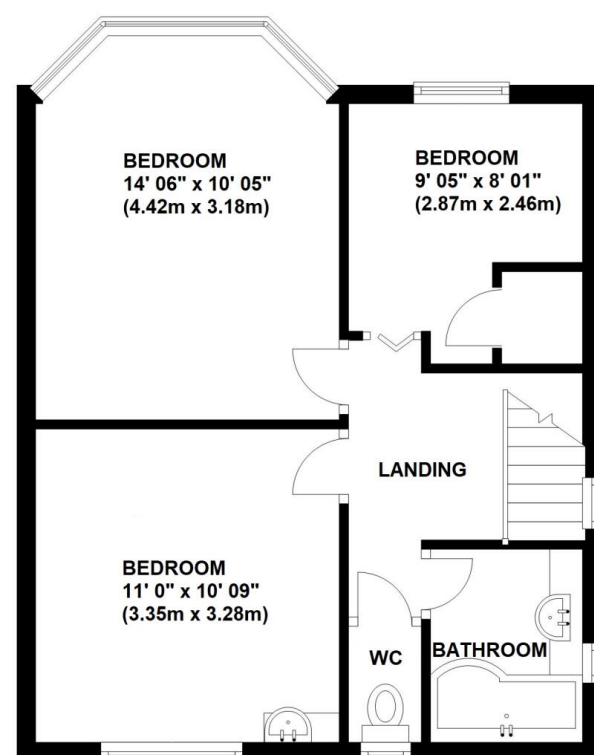
Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 101.5 sq. metres (1092.1 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

46 Cathcart Drive, Orpington, Kent, BR6 8BX

£625,000 Freehold

- Bay Fronted Semi
- Near to Mainline
- Two Receptions
- Attached Garage
- Excellent for Schools
- Three Bedrooms
- 55ft Rear Garden
- Desirable Location

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



46 Cathcart Drive, Orpington, Kent, BR6 8BX

This bay-fronted semi-detached house occupies a prime location within easy walking distance of Darrick Wood schools, Crofton schools (Ofsted outstanding for infants and juniors), grammar schools St Olave's and Newstead Woods, plus Orpington mainline station. The property offers no onward chain and comprises three bedrooms, two receptions forming a double aspect through lounge, kitchen, family bathroom and separate W.C. The outside offers space to extend the side and rear elevations and a potential loft conversion to mirror neighbouring properties (subject to planning consent). There is a generous rear garden laid to lawn, an attached garage and off street parking for three to four cars. Benefits include double glazed windows, gas central heating and chain free possession. Exclusive to PROCTORS.

Location

Cathcart Drive is situated within easy walking distance of reputable schools, Orpington mainline station, plus Orpington and Petts Wood amenities.



GROUND FLOOR

Entrance Hall

3.42m x 1.90m (11' 3" x 6' 3") Double glazed entrance door, double glazed window to side, radiator, under stairs meter cupboard, glazed door to kitchen.

Through Lounge/Diner

7.8m x 3.91m (25' 7" x 12' 10") (into bay window and alcove) Double glazed bay window to front, open chimney breast with feature stone surround, radiator, wall cabinets, square opening to dining room area.

Dining Room Area

Double glazed patio doors to garden, radiator, door to kitchen.

Kitchen

3.35m x 2.77m (11' 0" x 9' 1") Double glazed window and door to rear aspect, maple fronted wall and base cabinets, electric double oven with electric hob unit, plumbed for washing machine and dishwasher, single sink unit, space for fridge freezer, ceramic tiled floor.

FIRST FLOOR

Landing

Double glazed window to side, access to loft (via loft ladder).

Bedroom One

4.42m x 3.18m (14' 6" x 10' 5") (excludes alcove) Double glazed bay window to front, gloss white fitted wardrobes, matching bedside cabinets, radiator.

Room Two

3.35m x 3.28m (11' 0" x 10' 9") Double glazed window to rear, hand basin on vanity unit, radiator.

Room Three

2.87m x 2.46m (9' 5" x 8' 1") (into recess) Double glazed window to front, fitted cabin bed, radiator, built in single wardrobe.

Bathroom

2.07m x 1.68m (6' 9" x 5' 6") Double glazed window to side, 'P' shaped bath with built in shower over, shower screen, hand basin on vanity unit, wall light, heated towel rail, ceramic tiled floor.

Separate W.C

Double glazed window to rear, W.C.

OUTSIDE

Rear Garden

55ft Deep approximately. Paved patio area, laid to lawn, established shrubs and trees, garden shed, outside tap, access to garage.

Attached Garage

7.37m x 2.83m (24' 2" x 9' 3") Attached garage to side with up and over door, door to garden. Please note the roof requires replacing.

Frontage

Private driveway leading to the garage, off road parking for three cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E