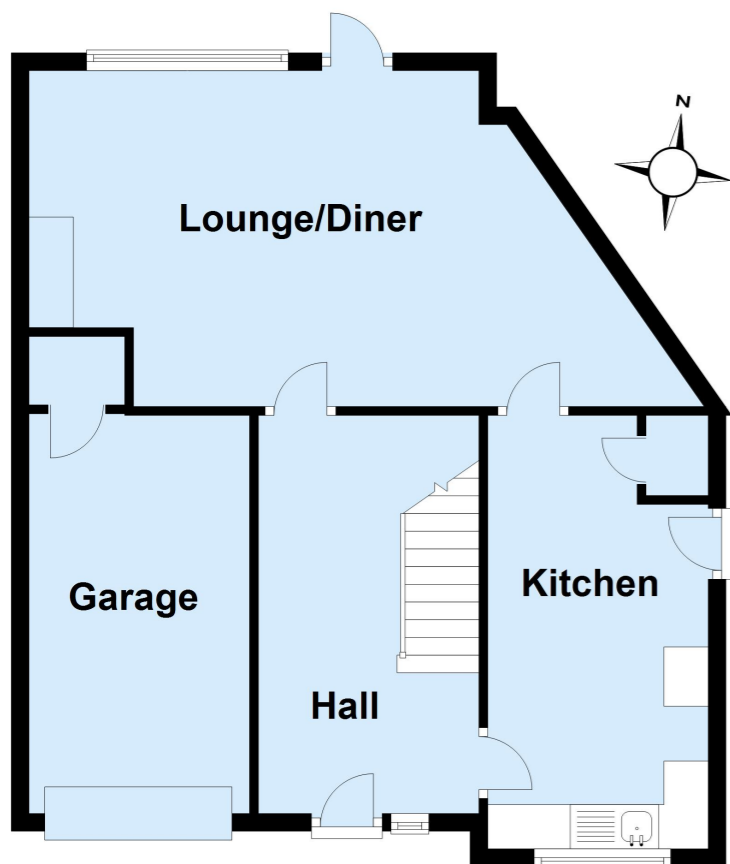


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



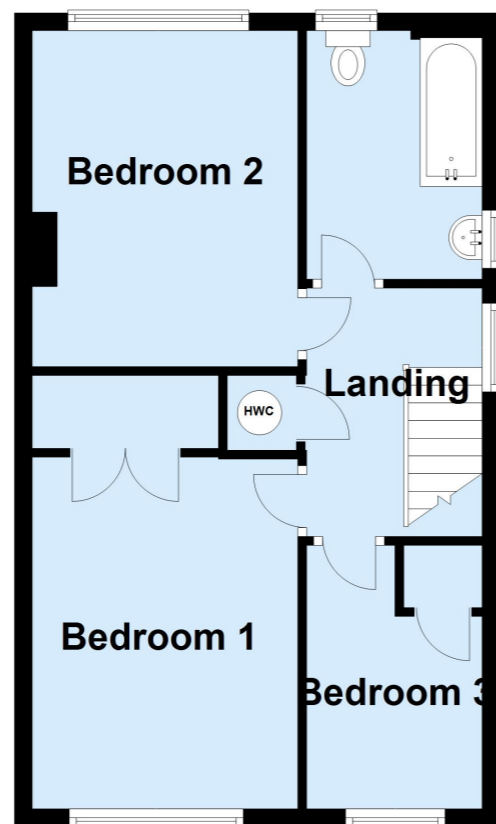
Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



First Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



Total area: approx. 105.0 sq. metres (1129.9 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

155 Crofton Lane, Petts Wood, Orpington, Kent, BR5 1HB
Guide Price £475,000 Freehold

- Post War Built
- Three Generous Bedrooms
- Breakfast Kitchen
- Integral Garage
- Semi-Detached House
- Lounge/Diner
- Perfect for Schools
- Private Driveway

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



155 Crofton Lane, Petts Wood, Orpington, Kent, BR5 1HB

This deceptively spacious post war built semi-detached house is centrally located, being just opposite Crofton schools and within easy walking distance of two mainline stations (Petts Wood and Orpington), plus local shops and transport links in Crofton Lane. The property comprises three generous bedrooms, a spacious lounge/ diner to rear aspect, sizeable breakfast kitchen and bathroom. There is a private driveway leading to an integral garage (potential to create a habitable room to mirror the neighbour), front garden with side access and rear garden laid to lawn. Benefits include chain free possession and gas central heating. Exclusive to Proctors.

Location

From Petts Wood Station, bear left into Queensway, continue into Towncourt Lane and turn left at the mini roundabout into Crofton Lane. The property is on the left.



Ground Floor

Entrance Hall

4.50m x 2.42m (14' 9" x 8' 0")
Glazed entrance door with window panel to side, radiator, deep understairs storage cupboard.

Lounge/Diner

6.08m x 3.78m (19' 10" x 12' 5")
(into alcove) French door to garden, double glazed window to rear, central heating timer, feature fireplace surround, central heating back boiler.

Breakfast Kitchen

4.84m x 2.44m (15' 11" x 8' 0")
Window to front, glazed door to side, wall and base cabinets, single sink unit, breakfast bar, pantry cupboard.

First Floor

Landing

2.72m x 1.97m (8' 11" x 6' 6")
Window to side, access to loft, built-in airing cupboard with hot water cylinder.

Bedroom One

4.04m x 2.92m (13' 3" x 9' 7")
Window to front, radiator, built-in double wardrobe.

Bedroom Two

3.80m x 2.92m (12' 6" x 9' 7")
Window to rear, radiator.

Bedroom Three

3.03m x 1.96m (10' 0" x 9' 7")
(into door recess) Window to front, built-in cupboard, radiator.

Bathroom

2.62m x 1.95m (8' 7" x 6' 5")
Window to rear and side, bath with shower unit, hand basin on

vanity unit, WC, radiator, tiled walls, shaver point, extractor fan, wall heater.

Outside

Integral Garage

5.00m x 2.42m (16' 5" x 8' 0")
Integral garage with up and over door, gas and electric meter, built-in cupboard.

Garden

Concrete patio base, laid to lawn, side access.

Frontage

Private driveway and garden, laid to lawn.

Additional Information

Council Tax

Bromley Council Tax Band E:
£2,122.66 pa.

