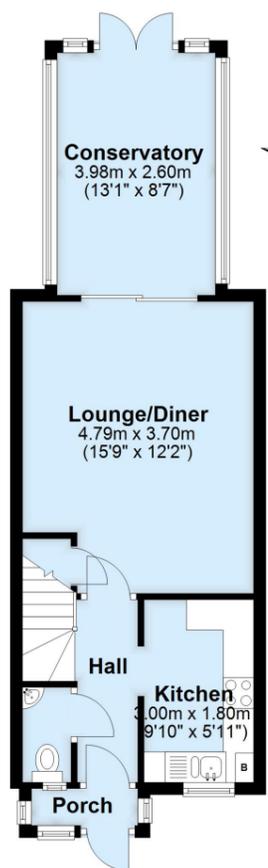


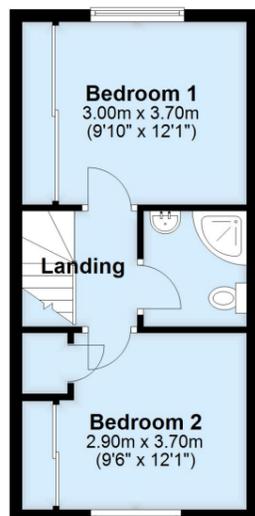
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 41.8 sq. metres (450.4 sq. feet)



First Floor
 Approx. 29.6 sq. metres (318.4 sq. feet)



Outbuilding
 Approx. 14.0 sq. metres (150.9 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 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

3 St James Terrace, Pratt's Bottom, Pratt's Bottom, Kent, BR6 7UY
Guide Price £450,000 Freehold

- Mid Terrace House
- Spacious Lounge
- Fitted Kitchen
- Garage En-Bloc
- Two Double Bedrooms
- Dining Conservatory
- South Facing Garden
- Slip Road Access

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 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



3 St James Terrace, Pratts Bottom, Pratts Bottom, Kent, BR6 7UY

GUIDE PRICE £450,000 - £475,000.

This deceptively spacious mid terrace house is set back off Sevenoaks Road in St James Terrace just at the start of Rushmore Hill in Pratts Bottom. The property is situated within a short drive of Green St Green amenities, Orpington town centre for comprehensive shops, walking distance to Knockholt Station, Pratts Bottom Primary School, open green spaces and transport routes in Rushmore Hill for Orpington mainline station (R5). The accommodation comprises two double bedrooms, a spacious lounge/diner, dining conservatory, fitted kitchen to front aspect, bathroom, cloakroom off the hall and storm porch. There is a sizeable south facing rear garden with personal access to the single garage en-bloc. Benefits include CHAIN FREE occupation, well-presented interior, double glazed windows and gas central heating. Exclusive to PROCTORS.

Location

St James Terrace is situated just off Rushmore Hill. The property is located in the slip road off Sevenoaks Road by the shops.



Ground Floor

Entrance Porch

Double glazed entrance and windows.

Entrance Hall

Leaded light inner door, radiator, room thermostat.

Cloakroom

Window to front, WC, hand wash basin, radiator, ceramic tiled floor.

Lounge

4.79m x 3.70m (15' 9" x 12' 2") Patio doors to dining conservatory, fireplace surround, electric glow fire, radiator, under stairs storage cupboard.

Double Glazed Conservatory

3.98m x 2.60m (13' 1" x 8' 6") Double glazed windows, double glazed French doors to garden, window blinds. Polycarbonate roof.

Kitchen

3.00m x 1.80m (9' 10" x 5' 11") Double glazed window to front, wall and base cabinets, built-in electric oven, gas hob set on worktop, one and a half bowl sink unit, stainless steel extractor chimney, washing machine and fridge/freezer to remain, ceramic tiled floor.

First Floor

Landing

Access to loft via ladder.

Bedroom One

3.70m x 3.00m (12' 2" x 9' 10") (Into wardrobes) Double glazed window to rear, wall to wall mirrored wardrobes, radiator.

Bedroom Two

3.70m x 2.90m (12' 2" x 9' 6") (Into wardrobes) Double glazed window to front, mirrored wardrobes, deep built-in linen cupboard, radiator.

Shower Room

1.73m x 1.60m (5' 8" x 5' 3") Corner shower unit, WC, hand wash basin on vanity unit, extractor fan, chrome heated towel rail.

Outside

South Facing Garden

Paved patio area, laid to lawn, established borders, door to garage.

En-Bloc Garage (rear of garden)

5.66m x 2.43m (18' 7" x 8' 0") Brick built garage, fluorescent lights, electric up and rolling door, pitched tiled roof for heightened storage. Door from garden.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : E

