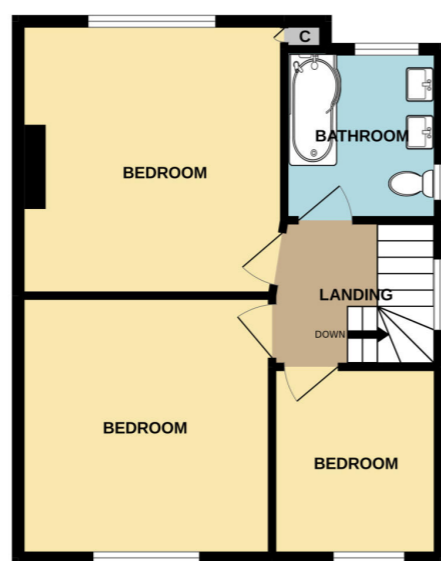




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Viewing by appointment with our Petts Wood Office - 01689 606666

159 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1JY

Guide Price £825,000 Freehold

- 1930's Semi Detached
- Double Aspect Living Area
- Perfect for Mainline
- Well Presented Interior
- Three Generous Bedrooms
- South Facing Garden
- Close To Reputable Schools
- Potential To Extend

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 5/2022.

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



159 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1JY

GUIDE PRICE £825,000 - £850,000

We are pleased to offer this 1930's built semi-detached house occupying a desirable position in Petts Wood Road, just a few minutes' walk from Station Square amenities, Petts Wood mainline station, reputable schools (Crofton Ofsted outstanding for infants and juniors), nearby pre-schools, good transport links for Orpington and Bromley plus an abundance of National Trust open spaces. The property briefly comprises three well proportioned bedrooms, a bright double-aspect through lounge/ diner, fitted kitchen, a double glazed and heated conservatory off the dining area and contemporary bathroom with shower. Outside you will find an attractive south facing rear garden mostly laid to lawn, a detached brick built garden room/ studio (former garage), side driveway of 10.72m long by 2.80m wide and paved frontage for three cars. Benefits to note include newly installed double glazed windows, gas central heating with recent boiler, bright and airy rooms, plantation shutters and natural wood flooring in the main living area. Planning permission (granted in 2023 and valid until 2026) for a hip to gable loft conversion with additional rear dormer, Juliette balcony and en-suite. Plus construction of part one/ two storey rear extension and single side extension. (ref: DC/23/02776/FULL6), to future proof the family accommodation. Interior viewing comes highly recommended. Exclusive to PROCTORS

Location

From Station Square, bear right into Petts Wood and the property is on the right.



Ground Floor

Entrance Porch

Double glazed French doors, porch light, opens to front, coat hooks.

Entrance Hallway

3.87m x 1.82m (12' 8" x 6' 0") Double glazed entrance door, natural wood flooring, radiator, under stairs meter and storage cupboard, room thermostat.

Through Lounge/ Diner

8.71m x 4.02m (28' 7" x 13' 2") (into bay window and alcove) Double glazed bay window to front with plantation shutters, feature gas pebble fireplace, natural wood flooring.

Dining Area

Double glazed French door to conservatory, two radiators.

Double Glazed Conservatory

3.88m x 3.11m (12' 9" x 10' 2") Double glazed French door and windows to rear, two radiators, ceramic tiled floor, ceiling blinds.

Kitchen

4.26m x 2.32m (14' 0" x 7' 7") Double glazed window to rear, medium oak fronted wall and base cabinets, built-in double

electric oven, gas hob set in worktop, one and a half bowl sink unit, wall mounted central heating boiler, radiator, pelmet lights, ceramic tiled floor, stainless steel splash back to extractor hood, plumbed for washing machine and dishwasher.

First Floor

Landing

Double glazed window to side, access to loft.

Bedroom One

3.85m x 3.65m (12' 8" x 12' 0") (into alcove) Double glazed window to front with plantation shutters, radiator, built-in eves cupboard,

Bedroom Two

3.65m x 3.44m (12' 0" x 11' 3") Double glazed window to rear, radiator.

Bedroom Three

2.61m x 2.32m (8' 7" x 7' 7") Double glazed window to rear, radiator.

Bathroom

2.34m x 2.05m (7' 8" x 6' 9") Double glazed window to front and double glazed window to side, contemporary white suite comprising bath with fitted shower and screen, two wall mounted hand basins on

vanity unit, WC, LED mirror, shaving point, ceramic tiled floor and walls, recessed ceiling lighting.

Outside

South Facing Rear Garden

A generous paved patio area, decorative flower wall, laid to lawn, established shrubs and trees.

Brick Built Garden Room/ Home Office (former garage)

4.56m x 2.16m (15' 0" x 7' 1") Double glazed French doors, double glazed window to rear, apex ceiling with recessed ceiling lighting, power sockets, laminate flooring. Original garage doors still in place.

Side Driveway

10.72m x 2.8m (35' 2" x 9' 2") Via double vehicular gates, outside tap, paved patio.

Frontage

Paved frontage, parking for three cars, vehicular pull-up security post.

Council Tax

Local Authority: Bromley
Council Tax Band: F