



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

### Petts Wood Road, Petts Wood, Orpington, BR5

Approximate Area = 1931 sq ft / 179 sq m  
Limited Use Area(s) = 49 sq ft / 5 sq m  
Total = 1980 sq ft / 184 sq m  
For identification only - Not to scale



Denotes restricted head height



Certified Property Measure  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nbsacem 2024. Produced for Public Estate Agents - REF: 11522985

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 &€“ www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

## 78 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1LD Guide Price £980,000 Freehold

- Substantial Semi-Detached
- En-Suite Shower
- Kitchen Range Oven
- Close to Mainline
- Five Double Bedrooms
- Open Plan Living
- Cloakroom/Utility
- 89ft Rear Garden



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

This substantial semi-detached house has been extended by way of a double-storey side extension and loft conversion, providing the perfect family accommodation, over three levels. There are five double bedrooms, a generous open plan living area, fitted kitchen with Range oven, utility room/cloakroom off the 'L' shaped hallway and family bathroom with shower. The loft conversion comprises the main bedroom and an en-suite shower room. Outside you will find a 89ft approx. garden with side access, a private driveway for three cars and sizeable integral garage. Features to note include high ceilings, generous room sizes, gas central heating, a pressurised hot water system, double glazed windows, character interior doors and security system. The property is ideally situated for Petts Wood mainline station, good transport links in Station Square, close to reputable schools and nearby open green spaces, including National Trust woodland for leisurely walks. Exclusive to PROCTORS.

### Location

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



### Ground Floor

#### Entrance Hall ('L' Shaped)

Double glazed entrance door to front, vertical radiator, natural wood flooring, original coat cupboard, Crittall style interior French doors, recessed ceiling lights, room thermostat, under stairs storage, meter cupboard, double glazed door to garden.

#### Lounge

4.42m x 3.63m (14' 6" x 11' 11") Plantation shutters, bespoke alcove cabinets, vertical radiator, recessed chimney breast, recessed shelves, open plan from family and dining area.

#### Family & Dining Area

6.12m x 4.01m (20' 1" x 13' 2") Two sets of double glazed French doors to garden, alcove cabinets, chimney breast with wood burner, recessed shelves, granite hearth, opening to kitchen, natural wood floor, vertical radiator.

#### Kitchen

3.89m x 2.13m (12' 9" x 7' 0") Range of Shaker style wall and base cabinets, Range gas oven with double oven and grill, single sink unit set on granite worktop, plumbed for dishwasher, extractor hood, recessed ceiling lights.

#### Utility Room/Cloakroom

Wall-mounted back to wall W.C., hand wash basin, plumbed for washing machine, cupboard housing central heating boiler and

pressurised hot water cylinder, recessed ceiling lights, ceramic tiled floor, wall light, extractor fan.

### First Floor

#### Landing

Feature single glazed leaded light window to side, radiator, recessed ceiling lights, stairs to second floor.

#### Bedroom Two

4.42m x 3.45m (14' 6" x 11' 4") Plantation shutters, built-in eaves cupboard, radiator, wall lights.

#### Bedroom Three

4.08m x 3.45m (13' 5" x 11' 4") Plantation shutters, decorative ceramic tiled fireplace surround, radiator.

#### Bedroom Four

4.98m x 2.64m (16' 4" x 8' 8") Plantation shutters, radiator.

#### Bedroom Five

5.13m x 2.13m (16' 10" x 7' 0") Feature double glazed French doors to Juliet balcony, radiator.

#### Family Bathroom with Shower

White suite comprising bath, W.C., hand wash basin, separate shower cubicle, built-in linen cupboard, chrome heated towel rail, recessed ceiling lights.

### Second Floor

#### Landing

Double glazed skylight window, recessed ceiling lights.

#### Bedroom One

5.87m x 5.26m (19' 3" x 17' 3") Double glazed dormer window to rear, two radiators, eaves storage.

#### En-Suite Shower Room

Corner shower cubicle, W.C., hand wash basin, chrome heated towel rail, tiled interior, recessed ceiling lights, extractor fan.

### Outside

#### Garden

89 ft approximately. Paved patio area, laid to lawn, established shrubs and trees, side access, outside tap, lights, power socket.

#### Integral Garage

Integrated garage with interior door to hall, power and light, ample storage areas.

#### Frontage

Private driveway, parking for three cars.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : G