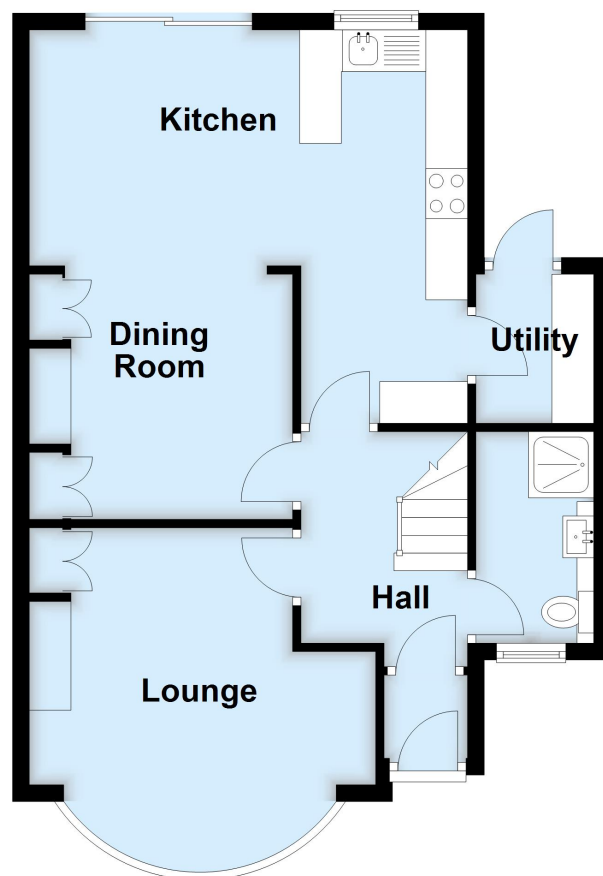


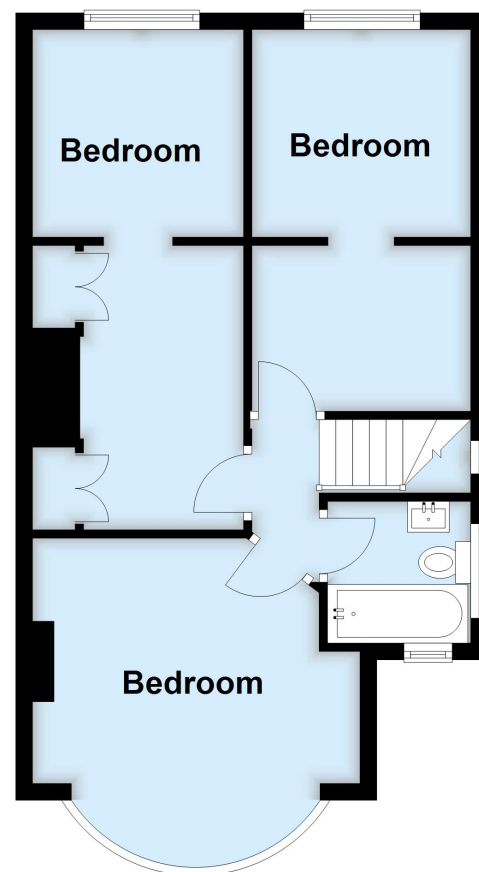
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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.
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10 Nightingale Road, Petts Wood, Orpington, Kent, BR5 1BG

Guide Price £735,000 Freehold

- Double Storey Rear Extension
- Three Reception Rooms
- Generous Garden
- Minutes To Station
- Three Double Bedrooms
- Two Bathrooms/Showers
- Detached Single Garage
- Nearby Reputable Schools

10 Nightingale Road, Petts Wood, Orpington, Kent, BR5 1BG

GUIDE PRICE £735,000 - £750,000

DOUBLE STOREY REAR EXTENSION. This deceptively spacious 1930s semi-detached house has been extended to the rear elevation to provide three double bedrooms and an impressive living space, ideal for the growing family. Additionally, you will note a ground floor shower room off the hallway, an upstairs family bathroom, bay-fronted reception room, separate sitting room, dining room open plan to the contemporary kitchen, utility room and storm porch. There is a detached single garage to the rear aspect. a front private driveway for two cars and family-sized rear garden laid to lawn. Features include double glazing, gas central heating by combination boiler, engineered wood flooring, modern lighting and well-presented interior. The property is situated just a few minutes' walk from Queensway high street, Petts Wood mainline station, Station Square and good transport links serving Bromley and Orpington larger communities. Walkable nearby reputable schools include Crofton schools, Southborough School and St James RC. To fully appreciate the floor area on offer, interior viewing comes highly recommended. Exclusive to PROCTORS.

Location

Nightingale Road is just opposite Petts Wood Station Approach, off Queensway.



Ground Floor

Entrance Porch

Double glazed entrance door and windows.

Entrance Hall

2.82m x 1.63m (9' 3" x 5' 4") Glazed entrance door, radiator, recessed ceiling lights, under stairs meter cupboard.

Lounge

4.00m x 3.73m (13' 1" x 12' 3") (Into bay window and alcoves) Double glazed bay window to front, two radiators, feature fire, alcove cabinets and shelving.

Social Living Space

5.75m x 5.00m (18' 10" x 16' 5")

Sitting Room Area

Open plan to extended dining room area, radiator, alcove cabinets, recessed ceiling lights.

Dining Room Area

Double glazed patio doors to rear, radiator, peninsular worktop with pendant lights above, open plan to kitchen area.

Open Plan Kitchen

Double glazed windows to rear and side, range of gloss white wall and base cabinets, built-in double oven, gas hob unit

set on worktop, stainless steel extractor chimney, glass splash back, one and a half bowl sink and drainer, integrated dishwasher, integrated fridge and freezer, space saving breakfast bar, recessed ceiling lights, ample storage, radiator, door to utility room.

Utility Room

1.85m x 1.23m (6' 1" x 4' 0") Glazed door to garden, gloss white wall and base units, wall mounted central heating boiler, plumbed for washing machine.

Shower Room (off entrance hall)

2.86m x 1.33m (9' 5" x 4' 4") Double glazed window to front, shower cubicle, hand wash basin on vanity unit, back to cabinet WC, chrome heated towel rail, extractor fan.

First Floor

Landing

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

Bedroom One

4.31m x 3.23m (14' 2" x 10' 7") (Into alcove) Double glazed window to front, radiator, open wardrobe space.

Bedroom Two

5.77m x 2.40m (18' 11" x 7' 10") Double

glazed window to rear, built-in alcove wardrobes, radiator.

Bedroom Three

4.60m x 2.44m (15' 1" x 8' 0") Double glazed window to rear, radiator.

Family Bathroom

1.86m x 1.58m (6' 1" x 5' 2") Double glazed window to side, white suite comprising bath with shower attachment, hand wash basin on vanity unit, WC, mirrored cabinet, extractor fan, double glazed porthole window, chrome heated towel rail.

Outside

Rear Garden

Paved patio area, laid to lawn, established shrubs and trees, garden shed, access from utility room.

Detached Garage

Pre-cast concrete built, window to rear, door from garden. Rear access road.

Frontage

Private frontage, parking for two cars.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : E

