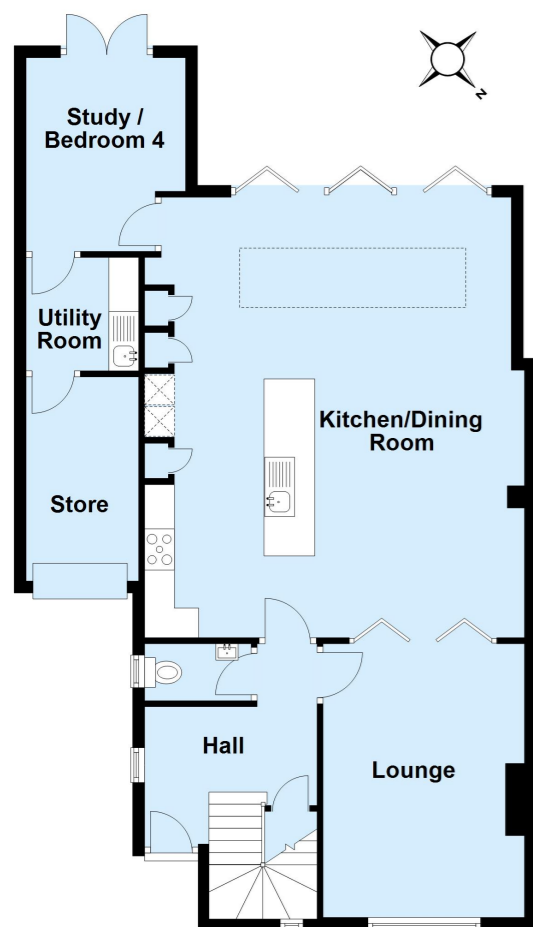


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



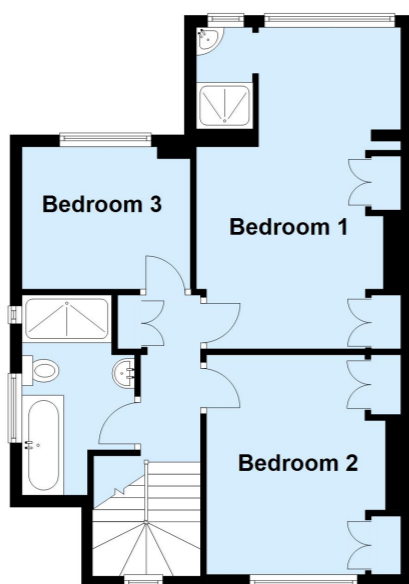
**Ground Floor**

Approx. 94.5 sq. metres (1017.2 sq. feet)



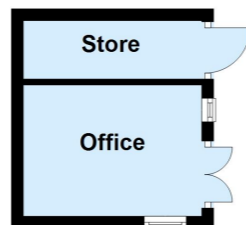
**First Floor**

Approx. 51.1 sq. metres (550.2 sq. feet)



**Outbuilding**

Approx. 9.9 sq. metres (106.2 sq. feet)



Total area: approx. 155.5 sq. metres (1673.7 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

9 Princes Avenue, Petts Wood, Orpington, Kent, BR5 1QP

**£1,100,000**

- 1930s Noel Rees Semi
- Three/Four Bedrooms
- Additional Reception
- En-Suite Shower Room

- Side & Rear Extension
- Social Living Space
- Breakfast Island Kitchen
- Family & Dining Area

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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## 9 Princes Avenue, Petts Wood, Orpington, Kent, BR5 1QP

A desirable 1930s Noel Rees built semi-detached, extended by the present owners to provide an impressive social living space. The property offers three well-proportioned bedrooms on the first floor, an open plan ground floor area comprising a contemporary kitchen, desirable breakfast island, family/ TV living space and custom dining area. There are connecting French doors to the front sitting room, a separate home office/ 4th bedroom, useful utility room, cloakroom off the entrance hall, family bathroom with separate shower and an en-suite shower off the main bedroom. There is a delightful south-west facing rear garden which is mainly laid to lawn with outbuilding, established front garden and private driveway. An interesting feature includes an environmentally friendly green roof system covering the extension areas. Additional benefits offer a pressurised hot water system, gas central heating, quality flooring, integrated cooking appliances and storage garage. The property is well placed for Petts Wood mainline station, reputable schools, pre-schools, Station Square amenities and good transport links. EXCLUSIVE TO PROCTORS.

### Location

From Station Square, proceed into West Way turn left into Tudor Way, right into Willett Way, and Princes Avenue is on the left.



### Ground Floor

#### Entrance Porch

Traditional open porch.

#### Entrance Hallway

Double glazed window to side, deep under stairs cupboard, traditional style interior doors, exposed ceiling beams, radiator.

#### Cloakroom

Double glazed window to side, back to cabinet W.C, hand basin on vanity unit.

#### Sitting Room

4.58m x 3.33m (15' 0" x 11' 0") (into alcove) Double glazed window to front, period ceiling beams, French folding doors to main living area, radiator.

#### Social Living Space

7.35m x 6.36m (24' 1" x 20' 10")

#### Kitchen Area

Range of Shaker style wall and base cabinets, built in Neff double oven, plate warmer, gas hob set in Quartz work top, splash back to extractor chimney, integrated wine cooler (negotiable), American fridge freezer (negotiable), pull out larder cabinet, central island with inset sink unit, Quartz fluted drainer, raised breakfast bar in Oak surround, plumbed for dishwasher, pendant lighting, exposed light Oak ceiling beams, open plan to family/ TV area.

#### Family/ TV Area

Bi fold doors to south facing aspect garden, fitted electric blinds, vertical radiator, large roof platform with blinds, recessed ceiling lights. Door to home

office.

#### Dining Area

French doors from sitting room, radiator, recessed ceiling lights.

#### Home Office/ 4th Bedroom

3.14m x 2.45m (10' 4" x 8' 0") Double glazed French doors to rear, vertical radiator, recessed ceiling lights.

#### Utility Room

1.85m x 1.85m (6' 1" x 6' 1") Wall and base cabinets, stainless steel sink bowl set in work top, space for washing machine and tumble dryer, radiator, extractor fan, door to storage garage.

### First Floor

#### Landing

Double glazed window to front, traditional priest hole (for store cupboard), access to loft via ladder (housing pressurised hot water cylinder), built in linen cupboard.

#### Bedroom One

5.35m x 3.44m (17' 7" x 11' 3") (into wardrobe) Double glazed window to rear, range of Shaker style wardrobes, extended dressing area to en-suite shower.

#### En-suite Shower Room

Double glazed window to rear, shower cubicle, built in controls, tiled interior, hand basin on vanity unit, chrome heated towel rail, recessed ceiling lights.

#### Bedroom Two

3.66m x 3.30m (12' 0" x 10' 10") (into wardrobe)

Double glazed window to front, built in wardrobes, radiator, led lights.

#### Bedroom Three

2.75m x 2.42m (9' 0" x 8' 0") Double glazed window to rear, radiator.

#### Bathroom With Shower

3.34m x 1.85m (11' 0" x 6' 1") Double glazed window to side, white suite comprising bath, hand basin on vanity unit, deep walk-in shower with built in controls, drench shower, recessed ceiling lights, chrome heated towel rail.

#### Storage Garage

Electric up and rolling door, wall-mounted central heating boiler. Interior access to this room.

### Outside

#### Rear Garden

An attractive south-west aspect garden with paved patio area, laid to lawn, established borders, water feature, raised decked area for additional seating.

#### Garden Outbuilding

Office with French doors and windows, plus and storage section

#### Frontage

Established front garden laid to lawn, private driveway.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
 Council Tax Band: F