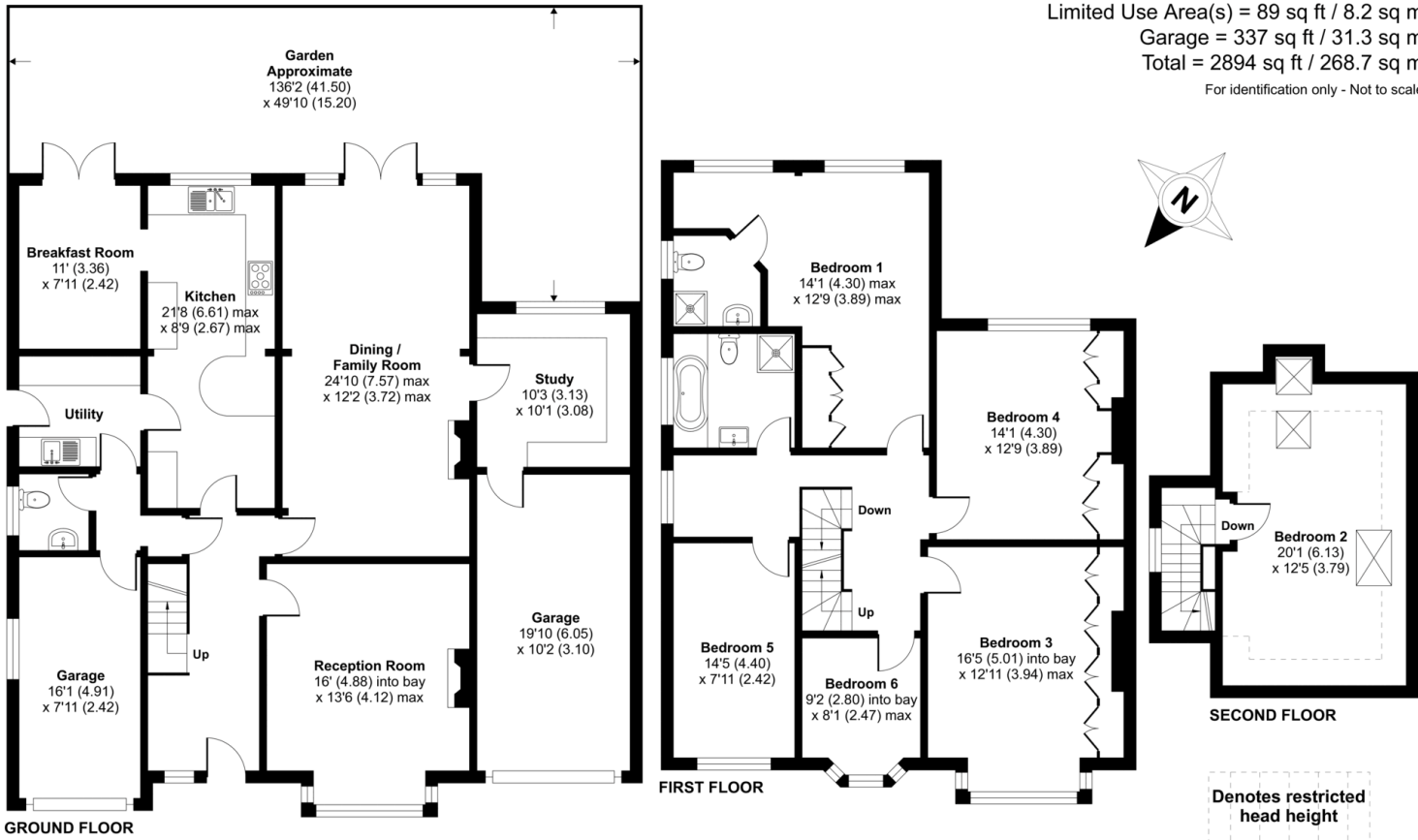


46 Grosvenor Road, Petts Wood, Orpington, BR5 1QU

Approximate Area = 2468 sq ft / 229.2 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Garage = 337 sq ft / 31.3 sq m
Total = 2894 sq ft / 268.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for nichecom. REF: 1299488



Viewing by appointment with our Petts Wood Office - 01689 606666

46 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU
Guide Price £1,350,000 Freehold

- Substantial Detached
- Two Spacious Receptions
- Separate Utility Room
- Two Garages
- Up to Six Bedrooms
- Dining Kitchen
- 130ft Rear Garden
- En-Suite Shower



46 Grosvenor Road, Petts Wood, Orpington, Kent, BR5 1QU

To fully appreciate the space on offer interior viewing comes highly recommended. Offered for sale with immediate possession, this substantial detached family house provides versatile accommodation arranged over three levels with up to six bedrooms, perfect for home office working, multi-generational living or an older family with teenagers looking for space. There are three large reception rooms, a dining kitchen (dining and breakfast areas), separate utility room, cloakroom, en-suite shower room (main bedroom), family bathroom (bath and shower), ground floor cloakroom and loft conversion (bedroom two). The picturesque and secluded rear garden measuring 136' by 49'10" is mainly laid to lawn with established trees and shrubs and there is a low maintenance frontage with resin drive for several cars. Features to name a few include full double glazing, gas central heating, period high ceilings, security system, Amtico flooring, bespoke fitted kitchen and home office by Great British Kitchens, fitted wardrobes and CHAIN-FREE availability by highly motivated sellers. The property is conveniently placed for Petts Wood town centre and mainline station, nearby transport links, easy access to grammar schools St Olave's and Newstead Wood schools, plus Orpington and Chislehurst amenities. EXCLUSIVE TO PROCTORS.

Location

From Station Square, turn right into Petts Wood Road, turn right into Chislehurst Road and bear left into Grosvenor Road.



Ground Floor

Entrance Hall

5.20m x 2.16m (17' 1" x 7' 1") Entrance door and feature opaque window, radiator, under stairs cupboard, ornate door architraving.

Front Reception Room

4.88m x 4.12m (16' 0" x 13' 6") Double glazed bay window to front, plantation shutters, stone fireplace surround with gas coal effect fire.

Reception Room/ Family Room

7.57m x 3.72m (24' 10" x 12' 2") Double glazed French doors and windows to rear and side, feature fireplace surround with cast iron insert, two radiators, door to study.

Study/Home Office

3.13m x 3.08m (10' 3" x 10' 1") Double glazed window to rear, bespoke oak furniture and work space, radiator, door to garage.

Dining Kitchen And Breakfast Area

6.61m x 2.67m (21' 8" x 8' 9") Double glazed window to rear, a high spec range of bespoke cabinets fitted by Great British Kitchens, granite work surfaces, inset double bowl sink, Range double oven with grill and electric hob, stainless steel extractor hood, integrated dishwasher, integrated microwave oven, integrated tall fridge with freezer, double larder cupboard, peninsular breakfast bar area, radiator.

Dining Area

3.36m x 2.42m (11' 0" x 7' 11") Double glazed French doors to garden, bespoke wall to wall storage cabinets, two radiators, recessed ceiling lights.

Utility Room

Double glazed entrance door to garden, gloss white wall and base cabinets, granite work surfaces, space for washing machine and tumble dryer, extractor fan, glazed interior door.

Cloakroom

Double glazed window to side, W.C, hand basin, radiator.

Lobby

Recess for coats.

FIRST FLOOR

Landing

Double glazed window to side, radiator.

Bedroom One

4.30m x 3.89m (14' 1" x 12' 9") Two double glazed windows to rear, views over garden, two radiators, bespoke wardrobes.

En-Suite

Double glazed windows to side, white suite comprising shower cubicle, hand basin on vanity unit, W.C, chrome heated towel rail, mirrored wall cabinet, recessed ceiling lights, extractor fan.

Bedroom Three

5.01m x 3.94m (16' 5" x 12' 11") Double glazed bay window to front, plantation shutters, wall to wall wardrobes, radiator.

Bedroom Four

4.30m x 3.89m (14' 1" x 12' 9") Double glazed window to rear, wall to wall wardrobes, airing cupboard section, radiator.

Bedroom Five

4.40m x 2.42m (14' 5" x 7' 11") Double glazed window to front, plantation shutters, recessed ceiling lights.

Bedroom Six/ Home office

Double glazed Oriel bay window to front, radiator.

Family Bathroom

2.27m x 2.17m (7' 5" x 7' 1") Double glazed window to side, white suite comprising corner shower and drench shower head, bath, hand basin on vanity unit, W.C, radiator, recessed ceiling lights, extractor fan, shaver point.

Second Floor

Bedroom Two

6.13m x 3.79m (20' 1" x 12' 5") Velux window to rear and side elevations, wall heater, storage space, recessed ceiling lights.

OUTSIDE

Main Garage (with interior access)

6.05m x 3.10m (19' 10" x 10' 2") Electric up and over door, wall mounted central heating boiler, wall cabinets, base unit, gas meter.

Garage Two (with interior access)

4.91m x 2.42m (16' 1" x 7' 11") Double glazed window to side, electric up and over door, electric meters, wall cabinets.

Garden

136' x 49'10" Approximately. A beautiful east facing garden with an abundance of trees and shrubs adding to complete seclusion, paved patio area, laid to lawn, summer house for storage, garden shed, side access, wall lights, power.

Frontage

Private driveway, space for four cars, resin base, established plants.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: G

