

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 91.1 sq. metres (980.6 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

177 Felstead Road, Orpington, Kent, BR6 9AH
£665,000 Freehold

- Deceptively Spacious
- Three Bedrooms
- Breakfast Kitchen
- Sought After Location
- Detached Bungalow
- Spacious Living Room
- Detached Garage
- Close to Amenities

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 at www.proctors.london

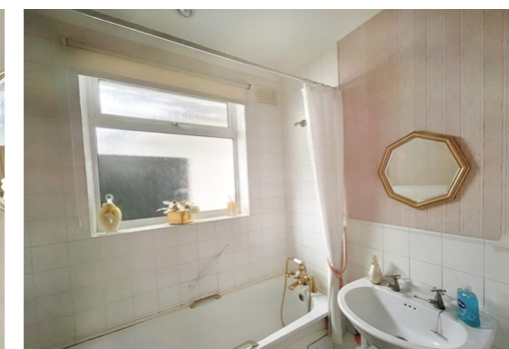
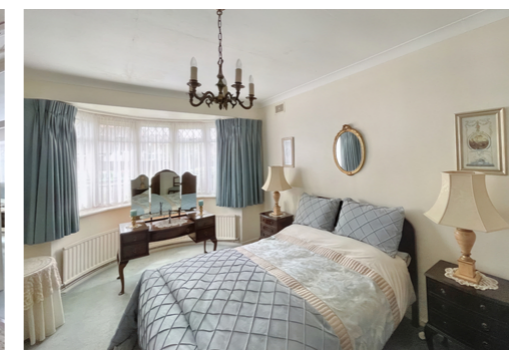
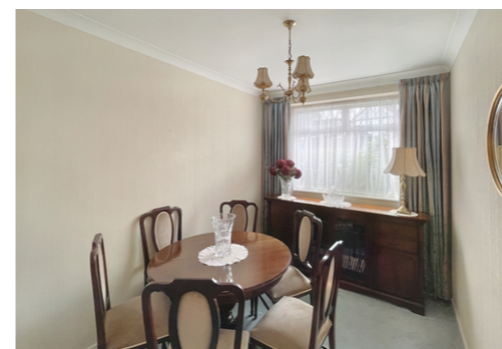


177 Felstead Road, Orpington, Kent, BR6 9AH

This deceptively spacious detached bungalow is situated in a pleasant residential area of Orpington south, convenient for Orpington town centre, equidistant from two mainline stations (Orpington and Chelsfield), a close walk to St Olave's Grammar School, nearby transport links and Goddington Park for outdoor leisure pursuits. The property offers three generous bedrooms off the central hallway (3rd bedroom currently a dining room), a spacious lounge to rear aspect for direct access to the garden, breakfast kitchen, bathroom and separate WC. Outside you will find a delightful rear garden mostly laid to lawn with mature borders, a useful covered side entrance giving access to the detached garage and private driveway to front. Benefits include CHAIN FREE PROPERTY, double glazed windows, a storm porch, gas central heating, well presented interior plus potential to extend the rear elevation of the property or extend the loft space, (subject to planning permission and building regulations). Interior viewing comes highly recommended by the SOLE AGENTS, PROCTORS.

Location

From Orpington High Street, at the War Memorial turn left into Spur Road and first right into Felstead Road. The property is on the far left.



Entrance Hall

Double glazed entrance door, porch light.

Entrance Hall

Inner leaded light door, two radiators, built-in cupboard housing electric and gas meters, access to loft (via loft ladder).

Lounge

4.38m x 4.23m (14' 4" x 14' 0") Double glazed patio doors to rear, two double glazed feature windows to side, decorative fire place surround, wall lights, radiator.

Kitchen

3.42m x 3.14m (11' 3" x 10' 4") Double glazed window to rear, double glazed door to garden, fitted wall and base cabinets, built-in double oven, integrated dishwasher, single acrylic sink unit, electric hob unit set in work top, extractor hood, washing machine and fridge/freezer (negotiable), radiator, recessed ceiling lights, wall mounted central heating boiler.

Bedroom One

4.98m x 3.32m (16' 4" x 10' 11") (Into bay window). Double glazed bay window to front, radiator.

Bedroom Two

4.34m x 3.92m (14' 3" x 12' 10") (Into bay window and wardrobes). Double glazed bay window to front, radiator, fitted wardrobes with mirror sliding doors.

Bedroom Three/ Dining Room

4.02m x 2.47m (13' 2" x 8' 1") Double glazed window to side, radiator.

Bathroom

2.46m x 1.94m (8' 1" x 6' 4") Double glazed window to side, white suite comprising bath, hand wash basin, built-in airing cupboard with hot water cylinder, radiator, recessed ceiling lights.

Separate WC

Double glazed window to side, WC, radiator.

Side Lean-To

Door to front and rear, door to garage.

Outside

Garage

4.85m x 2.49m (16' 0" x 8' 2") Detached brick built garage, up and over door, power and light, window to rear, door from lean-to.

Garden

Established rear garden with mature shrubs and trees, laid to lawn, paved patio, side access, east facing aspect.

Frontage

Private driveway with established front garden, mature shrubs and trees.

Council Tax

Local Authority Bromley Council
 Council Tax Band F

