



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |



Measurements are approximate. Not to scale. Illustrative purposes only
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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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Viewing by appointment with our Petts Wood Office - 01689 606666

17 Kenilworth Road, Petts Wood, Orpington, Kent, BR5 1DY

Guide Price £335,000 Share of Freehold

- Ground Floor Level
- Two Private Gardens
- Lounge to Patio
- Gas Central Heating
- Garden Maisonette
- Two Double Bedrooms
- Chain Free Property
- Double Glazing

17 Kenilworth Road, Petts Wood, Orpington, Kent, BR5 1DY

SHARE OF FREEHOLD. A desirable purpose built ground floor maisonette occupying a sought after location in Petts Wood, ideal for Petts Wood mainline station, good transport links in Queensway, an array of amenities in the town centre and Crofton schools to name a few. The accommodation features two double bedrooms to front aspect, a spacious lounge leading to the private garden and patio, fitted kitchen (appliances included) and bathroom off the entrance hall. There is a private front garden for potential off road parking (drop kerb subject to planning permission) and private rear garden laid to lawn with pergola and storage shed. Benefits include CHAIN FREE occupation, gas central heating, double glazed windows, porch with storage cupboard and share of freehold. Exclusive to PROCTORS.

Location

From Station Approach, bear left into Queensway, turn right into Ryecroft Road and Kennilworth Road is on the right.



Entrance Porch

Double glazed entrance door, wall mounted central heating boiler.

Entrance Hall

Inner glazed door, radiator.

Lounge

3.71m x 3.20m (12' 2" x 10' 6")
Double glazed patio doors leading to the private rear garden, radiator, fire place surround, wall lights.

Kitchen

2.21m x 2.06m (7' 3" x 6' 9")
Double glazed windows to rear, fitted wall and base cabinets, gas cooker, washing machine, fridge/freezer, single sink unit and drainer, recessed ceiling lights, wall mounted boiler for hot water.

Bedroom One

3.55m x 2.7m (11' 8" x 8' 10")
(Excluding fitted wardrobes)
Double glazed window to front, range of fitted wardrobes, radiator.

Bedroom Two

2.90m x 2.87m (9' 6" x 9' 5")
Double glazed windows to front, radiator.

Bathroom

Opaque double glazed windows to side, white suite comprising bath with mixer tap, shower attachment, hand wash basin on vanity unit, WC, radiator, tiled interior.

Outside

Rear Garden

75ft Approximately, south facing, paved patio area, laid to lawn covered pergola, garden shed, side access.

Private Front Garden

Laid to lawn.

Tenure

Share of freehold.
Unexpired Lease: TBA
Ground Rent: Peppercorn

Council Tax

Local Authority : Bromley
Council Tax Band : C