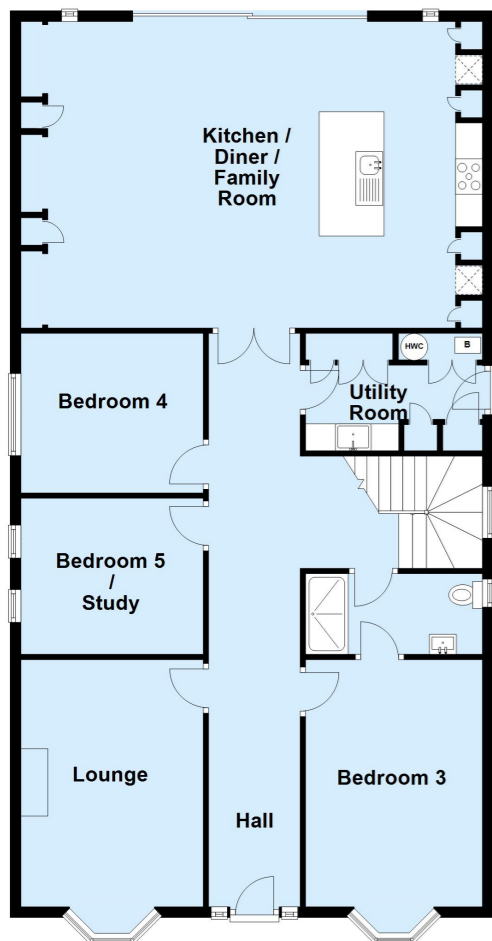


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



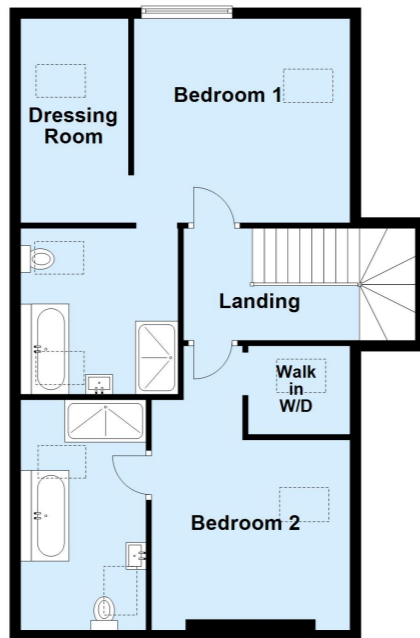
Ground Floor

Approx. 141.3 sq. metres (1520.6 sq. feet)



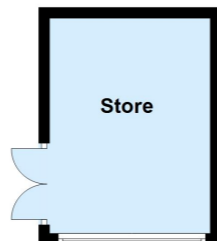
First Floor

Approx. 72.1 sq. metres (775.9 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (128.5 sq. feet)



Total area: approx. 225.3 sq. metres (2425.1 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

12 St Georges Road, Petts Wood, Orpington, Kent, BR5 1JD

Guide Price £1,350,000 Freehold

- Substantial Family Home
- Social Living Space
- Separate Reception Room
- 10.6m Entrance Hall
- Up to Five Bedrooms
- Three Bedroom En-Suites
- Breakfast Island Kitchen
- Walk In Wardrobe

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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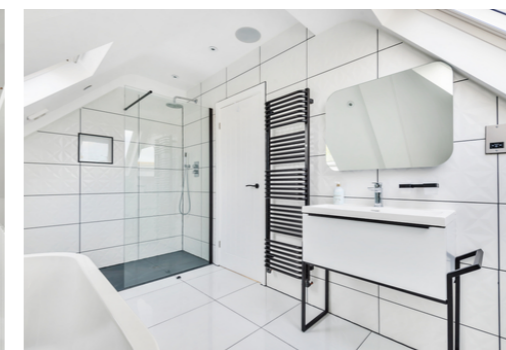
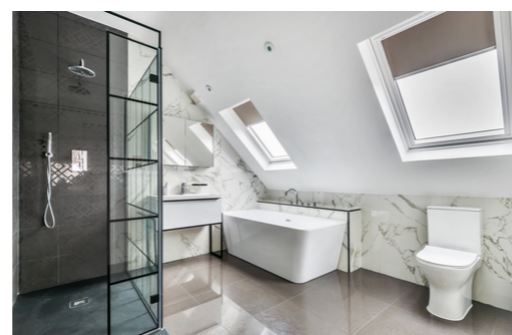


12 St Georges Road, Petts Wood, Orpington, Kent, BR5 1JD

To fully understand and appreciate the living space on offer and attention to detail, interior viewing comes highly recommended by the sellers' Sole Agent. This super-sized detached family home has recently undergone complete transformation by the current owners with no imagination or expense spared. The versatile accommodation now arranged over two levels provides up to five double bedrooms, three bedroom en-suites, a ground floor shower room/3rd en-suite to bedroom three. An impressive social living space of 7.90m by 5.6m comprising a family and dining area, TV media wall, open plan island kitchen, separate lounge to front aspect with bay window, utility room and central entrance hall measuring 10.6 metres deep. There is a south-east facing rear garden, an impressive paved terrace ideal for alfresco dining, a timber built gym with power, and a landscaped frontage with parking for two cars. Features include fully integrated kitchen appliances, quartz breakfast island, wired for Sonos surround system in several rooms, cable networking, a pressurised hot water system, main living area with bi-fold doors and spanning roof lantern, double glazed windows, security system, wired for CCTV, and modern LED lighting to name a few. The property is perfectly placed for Crofton schools, pre-schools, Petts Wood mainline stations, good transport links in Station Square, grammar schools in Orpington plus an abundance of open green spaces and National Trust woodland on your doorstep. **EXCLUSIVE TO PROCTORS.**

Location

From Petts Wood Station Square, proceed into Fairway, cross over Tudor Way into St Johns Road and St Georges Road is on the left.



GROUND FLOOR

Entrance Hall

10.66m x 1.5m (35' 0" x 4' 11") (widens to 4.94 (16' 2")
Double glazed entrance door and windows to front, radiator, feature steel columns with uplighters, wall light points, recessed ceiling lights, glazed French doors.

Social Living Space

7.92m x 5.60m (26' 0" x 18' 4")

Family TV Area And Dining Area

Double glazed bi-folds to garden, double glazed feature window, full media wall with networking, enclosed gas log fire, inset shelves and cabinets, double glazed ceiling lantern, recessed ceiling lights, ceiling speakers, open plan to dining and breakfast island.

Breakfast Kitchen

An extensive range of wall and base cabinets, quality integrated appliances to include a tall fridge and separate freezer, dishwasher, wine chiller, two built-in Bosch ovens gas hob unit set on quartz work top, quartz splash back to concealed extractor hood, island with sink, fluted drainer and pendant lighting above. Hot tap, double glazed bi-fold doors and double glazed side window, recessed ceiling lights, ceiling speakers.

Front Reception Room

4.45m x 3.25m (14' 7" x 10' 8") (excludes bay window)
Double glazed bay window to front, feature real flame effect fire with classic stone surround, two radiators, wall light points, ceiling speakers, cable networking.

Bedroom Three

4.50m x 3.20m (14' 9" x 10' 6") (excludes bay window)
Double glazed bay window to front, radiator, recessed ceiling lights, ceiling speakers, air conditioning unit, cable networking.

En-Suite Shower Room/ Jack n Jill off Hall

3.16m x 1.36m (10' 4" x 4' 6") (Jack n Jill shower room/cloakroom) Double glazed window to side, white contemporary suite comprising large walk in open shower, double hand basin on vanity unit, W.C., ceramic tiled floor, recessed ceiling lights, extractor fan, mirror wall cabinets, heated towel rail.

Bedroom Four

3.24m x 2.88m (10' 8" x 9' 5") Double glazed window to side, radiator.

Bedroom Five/Home Office

3.24m x 2.74m (10' 8" x 9' 0") Double glazed window to side, radiator, recessed ceiling lights.

Utility Room

3.20m x 2.03m (10' 6" x 6' 8") Double glazed entrance door to side, wall to wall gloss white storage units, large sink unit set in work top, space for washing machine and tumble dryer, concealed pressurised hot water cylinder, recessed ceiling lights, extractor fan.

FIRST FLOOR

Landing

Double glazed skylight window and double glazed window to side (half landing).

Bedroom One

3.95m x 3.60m (13' 0" x 11' 10") Double glazed window to rear, double glazed skylight window to side, radiator, ceiling speakers, recessed ceiling lights, cable network, air conditioning unit.

Walk-in Wardrobe/Dressing Room

3.65m x 1.90m (12' 0" x 6' 3") Double glazed skylight window to side, recessed ceiling lights, open wardrobes, radiator.

En-Suite Bath and Shower Room

3.03m x 2.92m (10' 0" x 9' 7") Two double glazed skylight windows to side, contemporary white suite comprising bath, wet room shower cubicle, drench shower head, hand basin on vanity unit, W.C. heated towel rail, extractor fan, shaver point, ceiling speakers, recessed ceiling lights, granite effect tiled floor and walls.

Bedroom Two

3.75m x 3.51m (12' 4" x 11' 6") Double glazed skylight window to front and side, radiator, ceiling speakers, recessed ceiling lights., cable network.

En-Suite Bath & Shower

4.01m x 2.30m (13' 2" x 7' 7") Double glazed window to front and side, contemporary white suite comprising bath, hand basin on vanity unit, W.C., wet room shower cubicle, drench shower head, ceramic tiled floor and walls, ceiling speakers, recessed ceiling lights, heated towel rail, shaver point, extractor fan.

Walk-In Wardrobe

Double glazed skylight, window to side, recessed ceiling lights.

OUTSIDE

Garden

60' 0" x 38' 0" (18.29m x 11.58m) Paved patio area, established evergreen borders, synthetic lawn, storage sheds, outside lights and power, water tap, side entrance. An ideal family and entertaining garden.

Gym

Timber construction with windows, power and light, paved floor.

Frontage

A landscaped frontage with block-paved drive, private parking for two cars, car charging point, wall lighting.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F