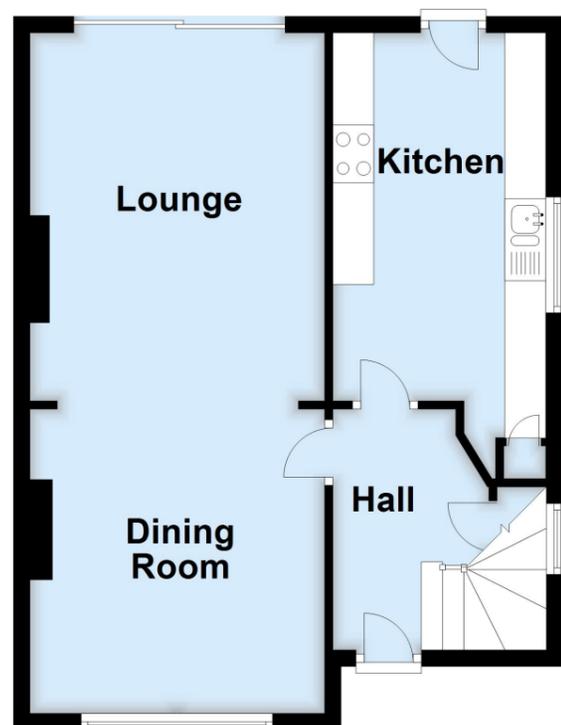


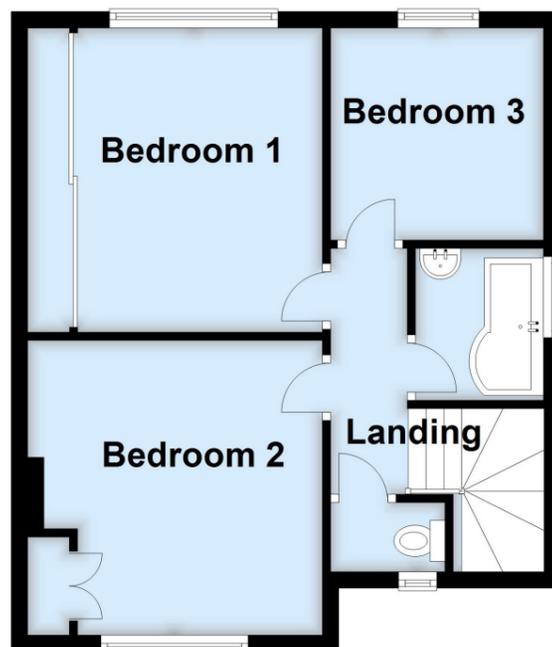
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         | 88        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 67                      |           |
| (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



### First Floor



Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

40 Fairway, Petts Wood, Orpington, Kent, BR5 1EG  
**Offers Above £785,000 Freehold**

- 1930's Character Semi
- Spacious Lounge/Diner
- Contemporary Kitchen
- Minutes' to Station
- Three Generous Bedrooms
- West Facing Garden
- Private Driveway
- Ideal for Crofton Schools

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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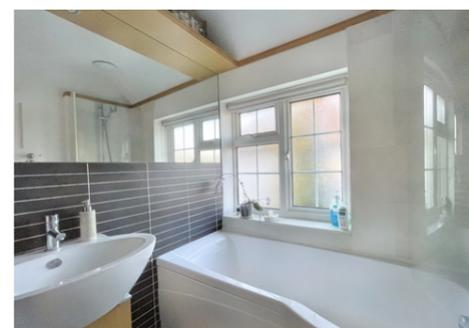


## 40 Fairway, Petts Wood, Orpington, Kent, BR5 1EG

This immaculate 1930's built semi-detached house is situated within close walking distance of Crofton Schools (Ofsted outstanding for Infants and Juniors), Petts Wood mainline station, good transport links in Station Square plus an array of independent shops, restaurants and deli's for that all important alfresco espresso coffee fix. The bright and airy accommodation features three generous bedrooms, a spacious double aspect lounge/ diner, a contemporary kitchen, family bathroom and separate WC off the landing. There is a private frontage and parking for two cars and a side driveway leading to a beautiful west facing garden. Benefits to note include double glazed windows, gas central heating by a serviced combination boiler, attractive garden cabin with power, integrated dishwasher, security system, well presented interior and lots of scope to extend the side and rear elevations to mirror neighbouring properties (subject to the usual planning consents). Petts Wood station serves five mainline London stations, Canary Wharf via Lewisham and Thameslink service via Bromley South. Interior viewing comes highly recommended. Exclusive to PROCTORS.

### Location

From Station Square proceed into Fairway and the property is on the right.



### Ground

#### Entrance Porch

Recessed porch with light.

#### Entrance Hall

Part glazed entrance door, radiator, under stairs storage cupboard, recessed ceiling lighting, Amtico tiled floor.

#### Lounge/ Diner

7.44m x 3.60m (24' 5" x 11' 10") (into alcove)  
 Double glazed sliding doors to rear aspect, period style fireplace surround with contemporary limestone insert and gas log fire, vertical radiator, TV cable and ariel point, recessed ceiling lighting, open plan from dining room area.

#### Dining Room Area

Double glazed window to front, radiator, fitted wall cabinets and display shelving, recessed ceiling lighting.

#### Kitchen

4.60m x 2.63m (15' 1" x 8' 8") Double glazed door to garden, double glazed window to side, range of modern wall and base cabinets, built-in Bosch electric oven and Bosch gas hob set on Corian worktop, stainless steel and glass extractor chimney, pelmet lighting, integrated dishwasher, plumbed for washing machine, one and a half bowl sink unit with mixer tap, Amtico tiled floor, storage cupboard housing central heating boiler and electric meter, vertical radiator.

### First Floor

#### Landing

An impressive double glazed leaded light window to flank wall, access to loft via pull-down ladder (insulated and boarded).

#### Bedroom One

3.65m x 3.38m (12' 0" x 11' 1") Double glazed window to front, built-in double wardrobe, radiator, varnished floor boards.

#### Bedroom Two

3.67m x 3.63m (12' 0" x 11' 11") Double glazed window to rear, wall to wall wardrobes with sliding mirror doors, radiator, varnished floor boards.

#### Bedroom Three

2.70m x 2.65m (8' 10" x 8' 8") Double glazed window to rear, radiator, varnished floor boards.

#### Bathroom

1.78m x 1.70m (5' 10" x 5' 7") Double glazed window to side, contemporary white suite comprising 'P' shaped bath with built-in shower controls and screen, oval hand basin on vanity unit, tiled wall with inset mirror, pelmet lighting above, white heated towel rail, extractor fan.

#### Separate WC

Double glazed window to front, back to wall WC, part tiled walls, radiator.

### Outside

#### Rear Garden

A beautiful west facing aspect garden featuring a Japanese theme, paved patio area, feature slate areas with stone paths and railway sleeper retaining steps, raised borders, mature shrubs and trees, lychgate surround, laid to lawn for family use, side driveway space with garden storage sheds, outside tap, built-in cupboard housing gas meter, wall lights. (Please note all pots and garden ornaments are not included).

#### Summer House

Timber constructed with double glazed French doors, power and double glazed window to side.

#### Frontage

Vehicular gates, driveway parking for two cars, mature borders.

#### Council Tax

Bromley Council Tax Band E