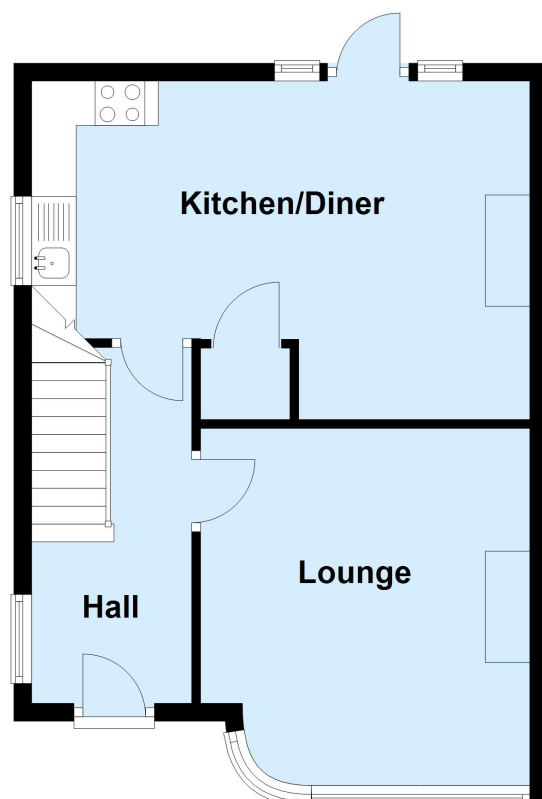


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

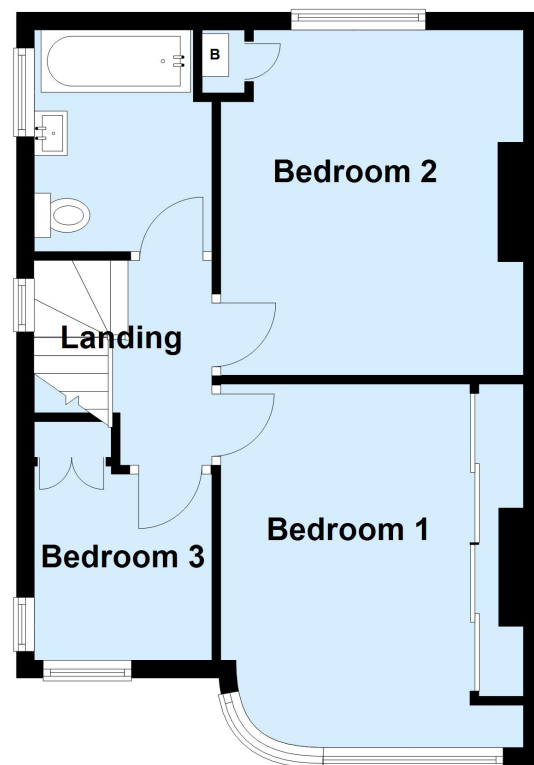
Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 84.6 sq. metres (910.4 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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

20 Fieldway, Petts Wood, Orpington, Kent, BR5 1JP

Guide Price £650,000 Freehold

- 1930s Semi-Detached
- Social Dining Kitchen
- Close Proximity to Station
- Off Road Parking
- Three Bedrooms
- Cul-De-Sac Aspect
- Perfect for Crofton
- Well-Presented Interior

20 Fieldway, Petts Wood, Orpington, Kent, BR5 1JP

GUIDE PRICE £650,000-£675,000.

This 1930s built semi-detached house occupies a desirable cul-de-sac aspect just a few minutes' walk from Crofton schools (Ofsted outstanding for infants and juniors), pre-schools, Petts Wood mainline station (serving five London mainline stations, DLR via Lewisham and ThamesLink service via Bromley South), plus good transport links in the town centre for Bromley and Orpington amenities such as The Glades shopping centre, Walnuts Leisure Centre, plus grammar schools (St Olaves and Newstead Woods), to name a few. The light and airy interior briefly comprises three bedrooms, a spacious bay-fronted lounge to front aspect, a popular social dining kitchen and family bathroom. There is a south-east facing rear garden with a large patio for summer dining and off street parking to front for two cars. Benefits to note include gas central heating by combination boiler, a well-presented interior and chain free occupation for a hassle-free move. Exclusive to PROCTORS.

Location

From Station Square, proceed into Fairway, cross Tudor Way into St Johns Road, turn right into Beaumont Road and Fieldway is on the left.



GROUND FLOOR

Entrance Hall

Part glazed entrance door, Opaque window to side, radiator cabinet, interior Georgian doors, recessed ceiling lights, contemporary flooring, under stairs cupboard which is plumbed for washing machine, room thermostat.

Lounge

Double glazed window to front, fitted Venetian blinds, feature raised fireplace surround, radiator, cable point.

Social Dining Kitchen

5.60m x 3.80m (18' 4" x 12' 6")

Kitchen Area

Double glazed window to side, range of white gloss wall and base cabinets, single bowl sink unit, drainer, built-in electric oven, gas hob set in work top, space for American Fridge with plumbing, (negotiable), built-in deep cupboard, recessed ceiling lights, open plan to dining area.

Dining Area

Georgian French door and windows to rear, recessed chimney breast, recessed ceiling lights, contemporary flooring.

FIRST FLOOR

Landing

Window to side, access to loft.

Bedroom One

4.08m x 3.40m (13' 5" x 11' 2") Double glazed window to front, fitted blinds, built-in wardrobes with sliding doors, radiator.

Bedroom Two

3.88m x 3.40m (12' 9" x 11' 2") Double glazed window to rear, built-in cupboard with combination boiler.

Bedroom Three

2.10m x 2.00m (7' 0" x 6' 7") Double glazed window to front and side, radiator.

Bathroom

Opaque window to side, white suite comprising bath with electric wall shower, hand basin, W.C, heated towel rail, recessed ceiling lights, access to loft, tiled walls.

OUTSIDE

Rear Garden

Generous paved patio area, laid to lawn, garden shed, side access, outside tap.

Frontage

Paved frontage for off road parking for two cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E