

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

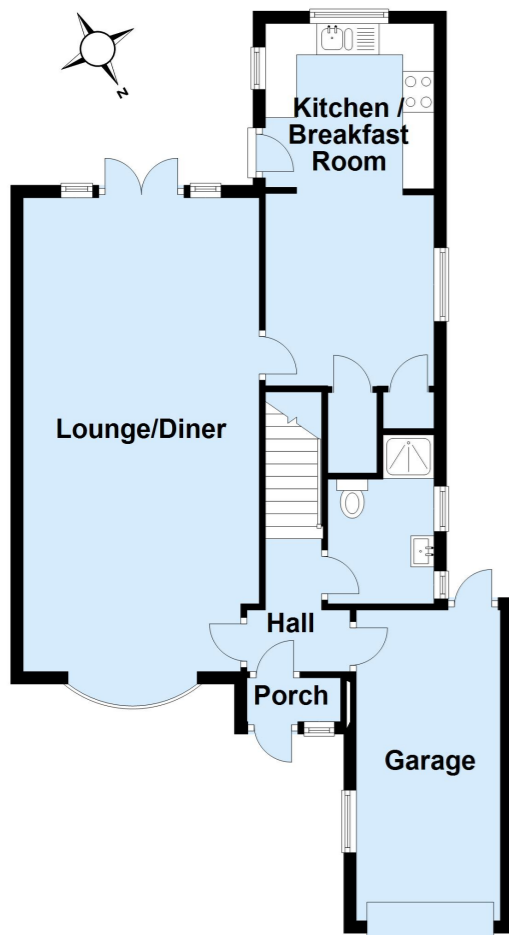
18b Fairfield Road, Petts Wood, Orpington, Kent, BR5 1JR

Guide Price £800,000 Freehold

- Linked-Detached House
- Double Aspect Lounge
- Ground Floor Shower Room
- Desirable Location
- Four Generous Bedrooms
- Extended Dining Kitchen
- Separate Family Bathroom
- South Facing Garden

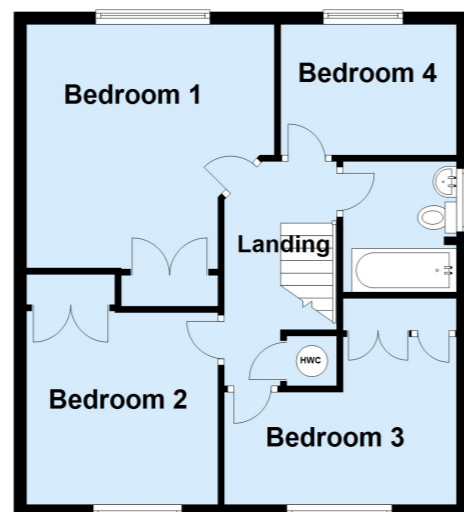
Ground Floor

Approx. 69.3 sq. metres (746.4 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

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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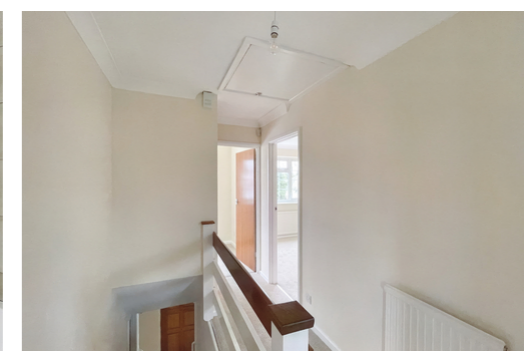
18b Fairfield Road, Petts Wood, Orpington, Kent, BR5 1JR

GUIDE PRICE £800,000 - £825,000

This 1970s built linked-detached house occupies a desirable location just 10 minutes' walk to Petts Wood mainline station, Station Square for good transport links, and reputable schools (Crofton schools for Ofsted outstanding infants and juniors). The accommodation briefly comprises four bedrooms on the first floor, a spacious main reception room, extended dining kitchen, ground floor shower room off the hall and upstairs family bathroom. There is a secluded south facing rear garden, attached single garage with interior access, a storm porch and private driveway for two cars. Benefits include: chain free possession, double glazed windows, gas central heating, further potential to extend the rear elevation (subject to usual planning consent), and quiet residential road. Interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

Location

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



Ground Floor

Entrance Hall

Panelled entrance door, interior door to garage.

Lounge/Diner

7.60m x 3.75m (25' 0" x 12' 4") Double glazed bay window to front, two radiators, room thermostat.

Dining Area

Double glazed French doors and double glazed windows to rear, radiator.

Extended Breakfast Kitchen

6.50m x 2.68m (21' 4" x 8' 10") Double glazed window to rear and double glazed window to side, range of modern wall and base cabinets, built-in double oven, gas hob unit set on worktop, extractor hood, fridge and freezer to remain.

Breakfast Area

Opaque window to side, radiator, built-in cupboard with washing machine to remain, deep built-in cupboard housing Vaillant central heating combination boiler, built-in under stairs cupboard.

Shower Room

2.00m x 1.68m (6' 7" x 5' 6") Two opaque windows to side, recessed shower cubicle, white suite comprising hand wash basin, W.C., tiled walls, radiator, extractor fan.

First Floor

Landing

Deep built-in airing cupboard with hot water cylinder, access to loft via ladder.

Bedroom One

3.80m x 3.72m (12' 6" x 12' 2") Double glazed window to rear, built-in double wardrobe, radiator.

Bedroom Two

3.12m x 2.90m (10' 3" x 9' 6") Double glazed window to front, built-in double wardrobe, radiator.

Bedroom Three

3.60m x 3.12m (11' 10" x 10' 3") (into wardrobe) ('L' shaped room) Double glazed window to front, fitted triple wardrobe in recess, radiator.

Bedroom Four

2.70m x 2.11m (8' 10" x 6' 11") Double glazed window to rear, radiator.

Family Bathroom

2.14m x 1.72m (7' 0" x 5' 8") Double glazed window to side, modern suite comprising bath with electric shower unit, hand wash basin, W.C., radiator, tiled walls.

Outside

South Facing Garden

Paved patio area, laid to lawn, mature borders with a variety of shrubs and trees, door from garage, side gate leading to wrought iron gate and front, two garden sheds, exterior power point and lights.

Integral Garage

Up and over door, window to side, part glazed door to rear, gas and electric meters. Interior access from the hall.

Frontage

Private garden laid to lawn and driveway, parking for two or three cars.

Additional Information

Council Tax

Local Authority: Bromley
 Band: F