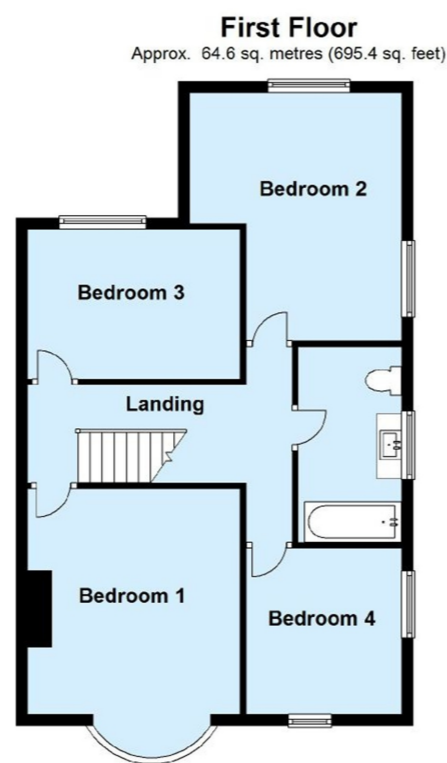
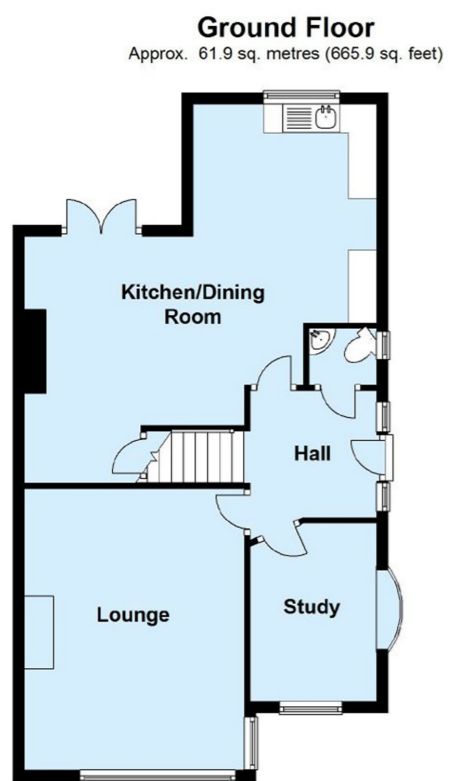


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 126.5 sq. metres (1361.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using The Mobile Agent.

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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

9 Willett Way, Petts Wood, Orpington, Kent, BR5 1QB

**Guide Price £795,000 Freehold**

- Extended Chalet
- Open Plan Kitchen/Diner
- Separate Home Office
- Wide Frontage
- Four Generous Bedrooms
- Spacious Living Room
- Bathroom with Shower
- Close to Mainline



## 9 Willett Way, Petts Wood, Orpington, Kent, BR5 1QB

GUIDE PRICE £800,000 to £825,000.

This 1930s' built chalet style semi-detached house has been extended and modified to provide four generous bedrooms on the first floor and an open plan social dining kitchen, perfect for the growing family. Additionally, there is a spacious living room to the front aspect, an independent ground floor home office/5th bedroom, upstairs family bathroom with shower and cloakroom off the entrance hall. There is a wide frontage ideal for parking several cars, a car charging point, a detached garage and low maintenance garden to the rear. The property is well placed for the town centre offering an array of amenities, Petts Wood mainline station (serving five central London stations, DLR service via Lewisham and Thames Link service via Bromley South. Good transport links in Station Square plus close proximity to Crofton Schools (Ofsted outstanding in all areas for infants and juniors). Features include NO ONWARD CHAIN, gas central heating, double glazing and kitchen appliances to remain. Exclusive to PROCTORS.

### Location

From Station Square, proceed into West Way, turn left into Tudor Way and Willett Way is on the right.



### Ground Floor

#### Entrance Hall

7' 8" x 7' 1" (2.33m x 2.15m) Panelled entrance door to side with double glazed panel windows either side, recessed ceiling lights, radiator.

#### Cloakroom

Double glazed window to side, low level WC, hand wash basin, radiator, ceramic tiled floor, recessed ceiling spot lighting.

#### Lounge

16' 0" x 11' 10" (4.87m x 3.61m) (into alcove) Double glazed bay window to front, installed wood burner, recessed ceiling lights.

#### Kitchen/Diner

19' 10" x 16' 0" (6.04m x 4.85m) Double glazed window to rear, range of modern wall and base cabinets, stainless steel range oven with six gas burners, stainless steel splash back to extractor chimney, recessed American fridge/freezer, integrated dishwasher, built-under washing machine, ceramic tiled floor, recessed ceiling lights. Open plan to dining room.

#### Dining Area

Double glazed French doors to rear, under stairs meter cupboard, radiator,

ceramic tiled flooring, recessed ceiling lights.

#### Home Office Or 5th Bedroom

10' 0" x 7' 7" (3.04m x 2.31m) Double glazed window to front, double glazed oriel bay window to side, radiator, recessed ceiling lights..

### First Floor

#### Landing

15' 1" x 5' 6" (4.61m x 1.67m) Access to loft via loft ladder, radiator, recessed ceiling lights.

#### Bedroom One

16' 6" x 12' 4" (5.04m x 3.75m) (Into bay window and alcove) Double glazed bay window to front, radiator, recessed ceiling lighting.

#### Bedroom Two

13' 10" x 8' 4" (4.22m x 2.53m) Double glazed dual aspect windows to rear and side, radiator, recessed ceiling lighting.

#### Bedroom Three

12' 4" x 8' 4" (3.75m x 2.53m) Double glazed window to rear, radiator, fitted wardrobes.

#### Bedroom Four

9' 3" x 8' 4" (2.81m x 2.54m) Double glazed feature window to front, double glazed window to side, radiator.

### Bathroom

11' 1" x 5' 7" (3.37m x 1.69m) Double glazed window to side, white suite comprising 'P' shaped bath with built-in electric shower, hand wash basin on vanity unit, W.C., extractor fan, ceramic tiled flooring, chrome heated towel rail, recessed ceiling lights.

### Outside

#### Rear Garden

A triangular plot with synthetic lawn, side access.

#### Garage

Detached brick-built single garage, door to garden, window to side, pitched and tiled roof.

#### Frontage

A wide frontage with private parking for several cars, car charger point, established front garden.

### Additional Information

#### Council Tax

Local Authority : Bromley  
 Council Tax Band : F