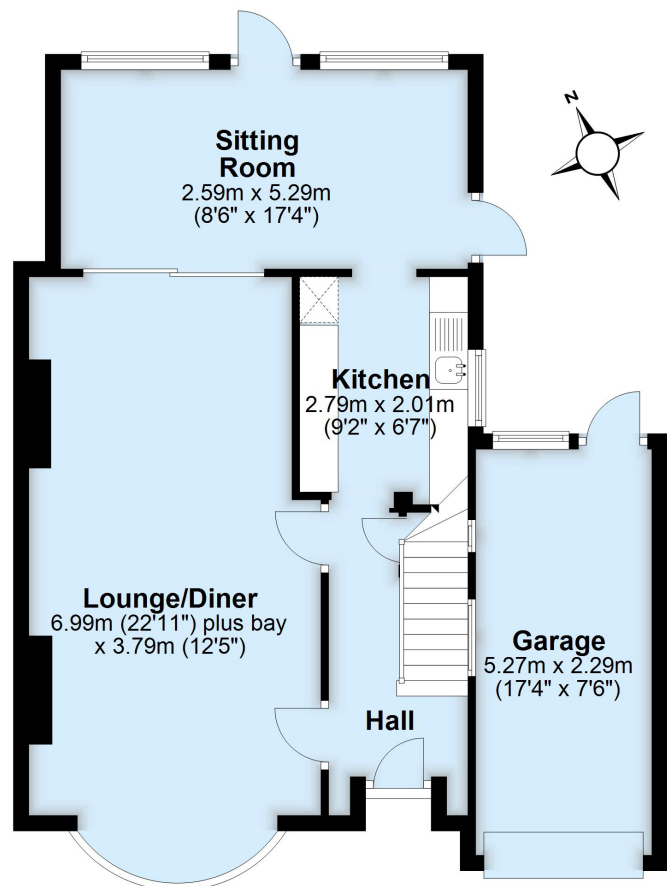


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



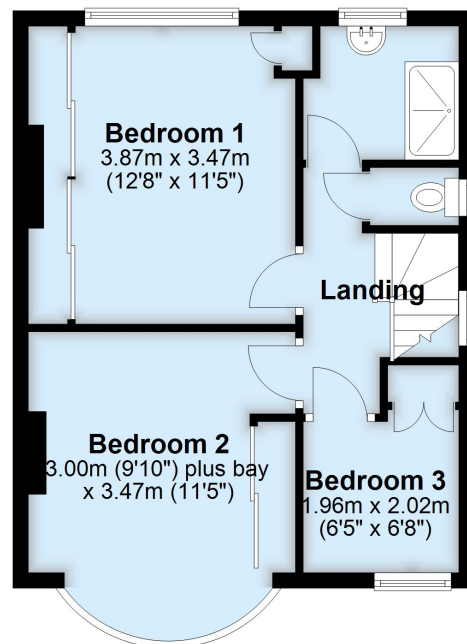
Ground Floor

Approx. 66.5 sq. metres (715.9 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 106.7 sq. metres (1148.6 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

7 Hawthorn Close, Petts Wood, Orpington, Kent, BR5 1LJ

Guide Price £675,000 Freehold

- 1930's Davis Built
- Attached Garage
- Three Bedrooms
- Extended 3rd Reception
- Semi Detached
- Close To Station Square
- Through Lounge/Diner
- Private Driveway

7 Hawthorn Close, Petts Wood, Orpington, Kent, BR5 1LJ

A desirable 1930's Davis built semi-detached house occupying a popular cul-de-sac aspect off Tudor Way, within close walking distance of Crofton Schools (Ofsted Outstanding in all areas - Infants and Juniors), pre-schools, Petts Wood mainline station (serving Victoria, West End, the City, DLR service via Lewisham and ThamesLink service via Bromley South), good transport links in Station Square, plus an array of nearby shops and restaurants. For the busy commuter, fresh deli produce and a coffee to go is just a few minutes' away too. The property comprises three well proportioned bedrooms, a spacious through lounge/diner, an extended sitting room area to the rear aspect overlooking the garden, kitchen and family shower room. Outside you will note a sizeable attached garage, private driveway, parking for two cars, a rear garden with raised terrace and lower level lawn area. Benefits include double glazed windows, gas central heating by combination boiler, plus further scope to extend behind the garage (subject to planning permission) and CHAIN-FREE availability. EXCLUSIVE TO PROCTORS.

Location

From Petts Wood Station proceed into West Way, turn right into Tudor Way and Hawthorne Close is on the left.



GROUND FLOOR

Entrance Hall

Entrance door, Opaque window to side, under stairs meter cupboard, under stairs storage cupboard with window, radiator.

Lounge

Double glazed bay window to front, radiator, alcove shelves and drawers, recessed chimney breast, wall mounted cabinets.

Dining Area

Double glazed patio doors to sitting room, large serving hatch with work surface, radiator.

Extended Sitting Room

Double glazed French door and windows to rear overlooking garden, wall mounted storage cabinets and desks, wall lights, archway to kitchen. double glazed door to garden.

Kitchen

Double glazed window to side, wall and base cabinets, built in electric oven, gas hob set in work top, extractor hood, wall mounted combination boiler, single sink unit and drainer, washing machine, fridge & freezer to remain.



FIRST FLOOR

Landing

Double glazed window to side, radiator, access to loft.

Bedroom One

Double glazed window to rear, fitted wardrobe, built in linen cupboard, radiator.

Bedroom Two

Double glazed bay window to front, fitted wardrobe, radiator.

Bedroom Three

Double glazed window to front, built in wardrobe, radiator.

Shower Room

Double glazed window to rear, white suite comprising shower cubicle, built in shower controls, hand basin, chrome heated towel rail, recessed ceiling lights, tiled walls.

Separate W.C

Double glazed window to side, W.C, tiled walls.



OUTSIDE

Rear Garden

Raised terrace area, brick planters, laid to lawn, established shrubs and trees, outside tap,

Attached Garage

Brick built garage attached to side, up and over door, power and light.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: E

