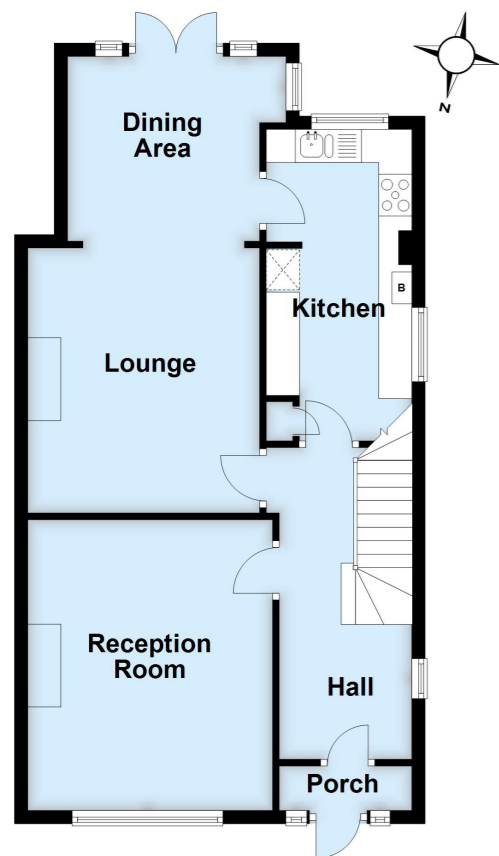


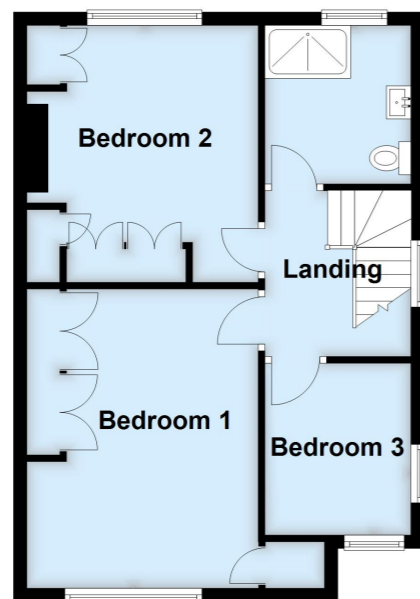
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



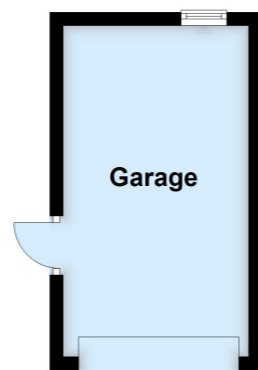
Ground Floor
 Approx. 62.1 sq. metres (668.6 sq. feet)



First Floor
 Approx. 48.2 sq. metres (518.6 sq. feet)



Outbuilding
 Approx. 14.0 sq. metres (150.6 sq. feet)



Total area: approx. 124.3 sq. metres (1337.8 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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for 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

25 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1JT
Guide Price £795,000 Freehold

- 1930s Semi Detached
- Three Bedrooms
- Two Large Receptions
- Private Driveway
- Generous Sized Rooms
- Extended to Rear
- South Facing Garden
- Potential to Extend

25 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1JT

We are pleased to offer this 1930s semi-detached house providing generous room sizes throughout. The property is ideally placed for Petts Wood town centre, good transport links in Petts Wood Road and Station Square, mainline station and nearby reputable schools. There are three well-proportioned bedrooms, a reception room to front aspect, extended lounge/diner overlooking the garden, a well fitted extended kitchen, upstairs family shower room and character entrance hallway via a double glazed storm porch. Outside you will find a delightful south facing rear garden which is mostly laid to lawn, an established front garden and deep driveway leading to the brick built detached garage. Benefits to note include a well-presented interior, double glazed windows, gas central heating, extended ground floor rear elevation, deep and wide driveway, plus further potential to extend by way of a loft conversion to mirror neighbouring properties, (subject to planning permission and building regulations). Exclusive to PROCTORS.

Location

From Petts Wood Station Square, turn right into Petts Wood Road and the property is on the right.



Ground Floor

Entrance Porch

Double Glazed entrance door and windows.

Entrance Hall

4.62m x 2.00m (15' 2" x 6' 7") Double glazed leaded light entrance door, double glazed stained glass window to side, radiator, decorative plate rack, under stairs meter cupboard, coat recess with additional double glazed window.

Rear Lounge/Diner

6.87m x 3.45m (22' 6" x 11' 4") (Into alcove) Double glazed window to side, double glazed French doors to rear, two radiators, Limestone fireplace surround with gas coal effect fire (not tested), wall lights.

Front Reception/Dining Room

4.39m x 3.64m (14' 5" X 12' 0") (Into alcove) Double glazed window to front, radiator, recessed chimney breast.

Kitchen

4.68m x 2.19m (15' 4" x 7' 2") (Opens to 2.62m) Double glazed windows to

and side, range of fitted wall and base cabinets, built-in electric oven, eye-level microwave oven, gas hob set in worktop, concealed extractor hood, double bowl sink unit, plumbed for dishwasher, recess for fridge, recessed ceiling lights.

First Floor

Landing

Large double glazed stained glass window to side creating much light, access to loft.

Bedroom One

4.40m x 3.50m (14' 5" x 11' 6") (Into alcove) Double glazed window to front, fitted wardrobes, dressing table, built-in cupboard, radiator.

Bedroom Two

3.85m x 3.50m (12' 8" x 11' 6") (Into alcove) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

2.61m x 2.22m (8' 7" x 7' 3") Feature double glazed window to front, double glazed window to side, radiator.

Shower Room

2.33m x 2.19m (7' 8" x 7' 2") Double glazed window to rear, window to side, large shower cubicle with built-in controls, hand wash basin on vanity unit, W.C., chrome heated towel rail.

Outside

Rear Garden

South facing aspect with paved patio area, laid to lawn, mature shrubs and trees, established borders, side gate, power socket, exterior lights, entrance to garage.

Detached Garage

Original brick built garage with door to rear, up and over door, pitched tiled roof.

Frontage

Established front garden, deep driveway leading to garage.

Additional Information

Council Tax

Local Authority : Bromley
 Council Tax Band : F

