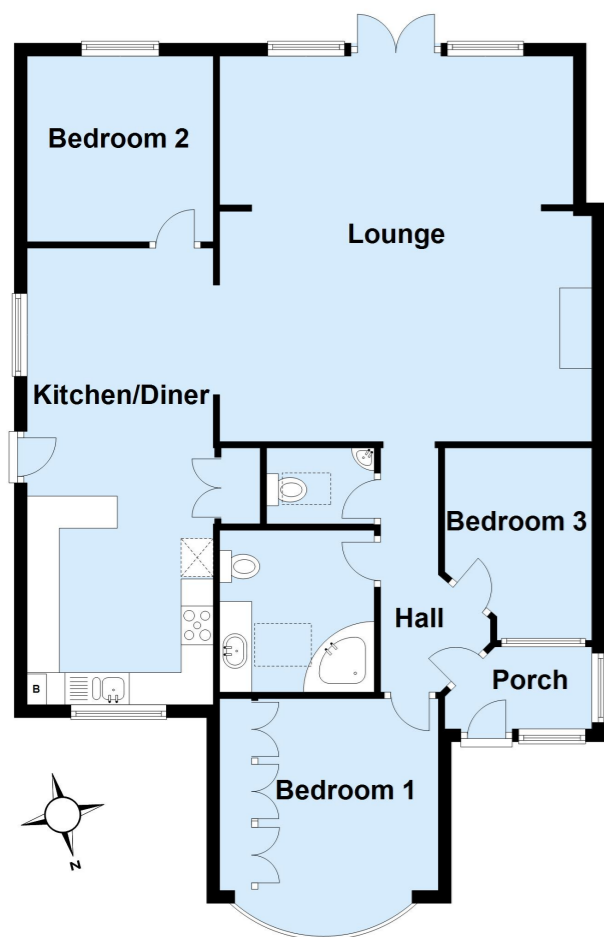


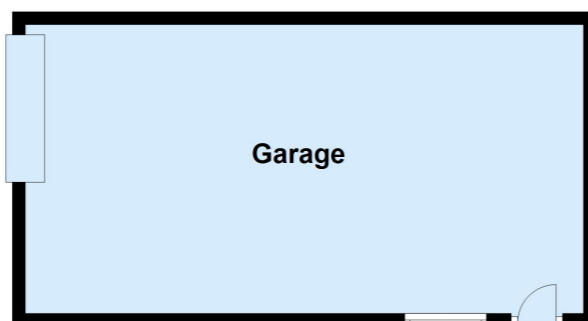
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 99.2 sq. metres (1067.9 sq. feet)



**Outbuilding**  
 Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 138.3 sq. metres (1488.4 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

12 Chesham Avenue, Petts Wood, Orpington, Kent, BR5 1AA  
**Guide Price £625,000 Freehold**

- Extended Semi Detached
- Three Bedrooms
- Large Dining Kitchen
- Double Garage
- 1930's Built Bungalow
- Spacious Living Room
- Bathroom and Cloakroom
- Good Transport Links

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

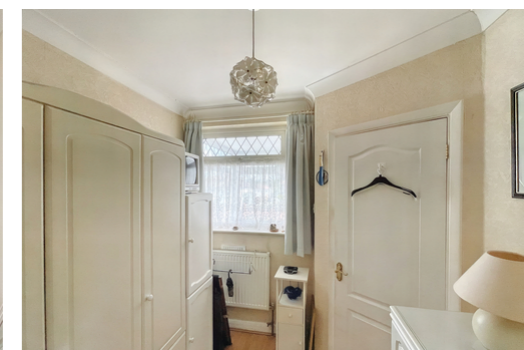
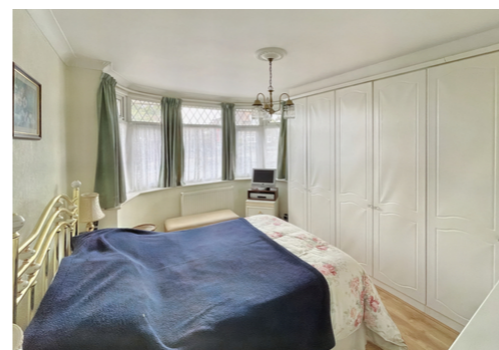


## 12 Chesham Avenue, Petts Wood, Orpington, Kent, BR5 1AA

We are pleased to offer for sale this extended 1930's built semi-detached bungalow, occupying a corner plot aspect, ideal for transport links serving Petts Wood, Bromley and Orpington amenities, walking distance of Petts Wood town centre and nearby reputable schools. The accommodation comprises three bedrooms, a spacious living room of 6.02m by 5.66m, dining kitchen of 7.15m by 2.85m, bathroom and cloakroom off the hallway. There is a double garage situated to the rear aspect (via Prescott Avenue) and walled corner plot frontage. Benefits to note include CHAIN-FREE possession, double glazed windows, gas central heating and useful storm porch. Exclusive to PROCTORS.

### Location

Chesham Avenue is conveniently located for transport links (bus routes serving Bromley and Orpington), Petts Wood mainline station, nearby reputable schools and town centre.



### Ground Floor

#### Entrance Porch

Double glazed entrance door and windows, ceramic tiled floor.

#### Entrance Hall

Double glazed entrance door, radiator, access to loft.

#### Living Room

6.02m x 5.66m (19' 9" x 18' 7") Double glazed French doors and windows to rear, three radiators, fire place surround with gas fire (not tested).

#### Dining Kitchen

7.15m x 2.85m (23' 5" x 9' 4") Double glazed window to front, wall and base cabinets, built-in double oven, gas hob unit set in worktop, extractor chimney, one and a half bowl sink unit, recess for washing machine, fridge and freezer, space for tumble dryer, concealed central heating boiler, recessed ceiling lights.

### Dining Area

Double glazed door and double glazed window to side, radiator, built-in larder cupboard, electric and gas meters, recessed ceiling lights.

### Bedroom One

4.03m x 3.32m (13' 3" x 11' 0") (into wardrobes) Double glazed bay window to front, fitted wardrobes, radiator.

### Bedroom Two

2.86m x 2.83m (9' 5" x 9' 3") Double glazed window to rear, radiator.

### Bedroom Three

2.94m x 2.22m (9' 8" x 7' 3") Double glazed window to front, radiator, wardrobes (negotiable).

### Bathroom

2.51m x 2.34m (8' 3" x 7' 8") Velux ceiling window, corner bath, W.C., hand wash basin set in vanity unit, towel rail, recessed ceiling lights, extractor fan.

### Cloakroom

1.63m x 1.15m (5' 4" x 3' 9") Velux ceiling window, W.C., hand wash basin, radiator, extractor fan.

### Outside

#### Garden

Paved patio area, raised planters, side entrance.

#### Double Garage

8.67m x 4.26m (28' 5" x 14' 0") Up and over door, electric up and over door, personal door from garden, fluorescent light strips.

#### Frontage

Walled frontage with paved areas.

### Additional Information

#### Council Tax

Local Authority : Bromley  
 Council Tax Band : D

