

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(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

14 Fairfield Road, Petts Wood, Orpington, Kent, BR5 1JR

Guide Price £725,000

- Contemporary Interior
- Social Living Space
- Family Bathroom
- Integrated Kitchen
- Three Generous Bedrooms
- Separate Shower Room
- Private Driveway
- Close to Reputable Schools



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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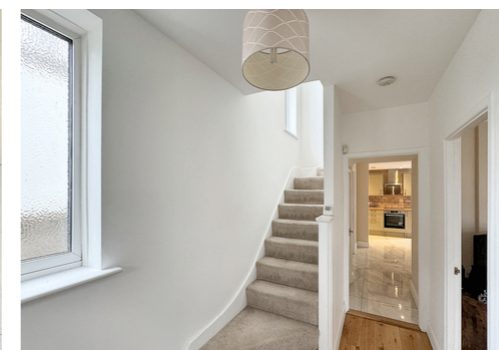


14 Fairfield Road, Petts Wood, Orpington, Kent, BR5 1JR

This 1930s built semi-detached has been renovated to a high standard and provides an imaginative social living space, a contemporary Shaker style kitchen and ground floor shower room, all with modern day living in mind. There are stylish interior glazed doors connecting to the main living room, three well-proportioned bedrooms and a family bathroom on the first floor. The sage green kitchen offers integrated appliances and there is an open plan dining area with French doors leading to the garden. Fairfield Road is a wide and pleasant residential road, situated within easy walking distance of Crofton schools (Ofsted outstanding for Infants and Juniors), reputable pre-schools, Petts Wood mainline station (serving five mainline London stations DLR via Lewisham and ThamesLink service via Bromley South. Good transport links in Station Square, plus an array of independent shops, delis, restaurants and larger stores. Additional benefits include a south facing rear garden, private driveway, double glazing, central heating with Vaillant combination boiler and CHAIN-FREE possession. Exclusive to PROCTORS.

Location

From Station Square proceed into Fairway, continue over Tudor way into St John's Road, near right into Beaumont Road and Fairfield Road is on the left.



Ground Floor

Entrance Hall

Double glazed window to front, double glazed window to side, radiator, natural wood flooring, under stairs meter cupboard.

Living Room

Double glazed bay window to front, fireplace surround with cast iron insert, gas coal fire, wall light points, radiator, glazed French doors acting as room divider.

SOCIAL LIVING SPACE

Social Living Space

Double glazed French doors and windows to garden, ceramic tiled floor, radiator cabinet, recessed ceiling lights. Open plan to kitchen.

Kitchen

Range of Shaker style wall and base cabinets, built in electric oven, induction hob set on work top, one and half bowl sink unit, integrated dishwasher, washing machine and tumble dryer, stainless steel extractor fan, ceramic tiled floor, recessed ceiling lighting.

Ground Floor Shower Room

Double glazed window to front, contemporary white suite comprising corner shower cubicle, built in shower controls, W.C, hand basin, chrome heated towel rail, extractor fan, ceramic tiled floor.

FIRST FLOOR

Landing

Bedroom One

Double glazed window to front, radiator, natural wood flooring, fitted wardrobes.

Bedroom Two

Double glazed window to rear, radiator, natural wood flooring.

Family Bathroom

Two double glazed windows to rear, bath with built in controls, drench shower, screen, W.C, wall mounted hand basin, ceramic tiled floor, chrome heated rail, extractor fan, built in cupboard housing Vaillant combination boiler.

Outside

Rear Garden

South facing aspect with paved patio area laid to lawn, gravel base area.

Frontage

Private driveway and garden to front.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: E

