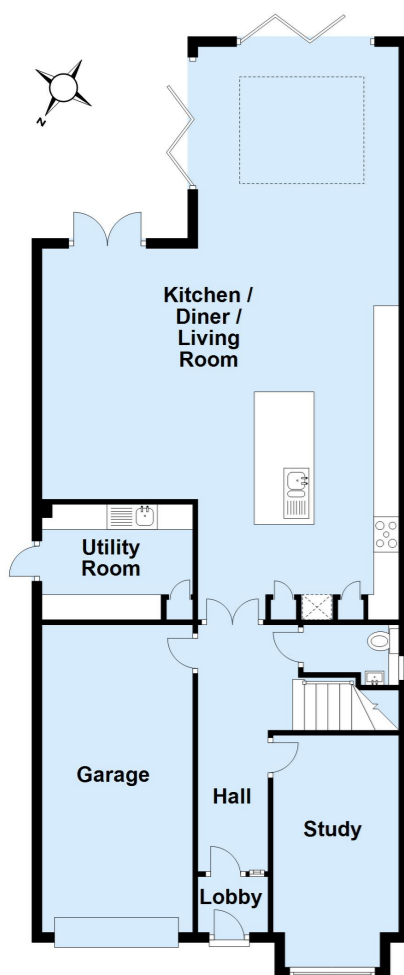


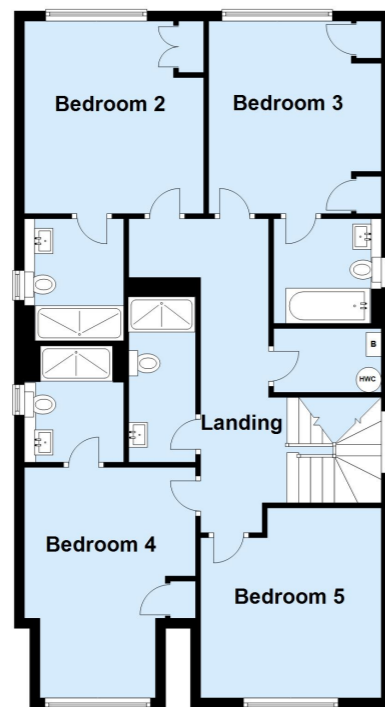
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



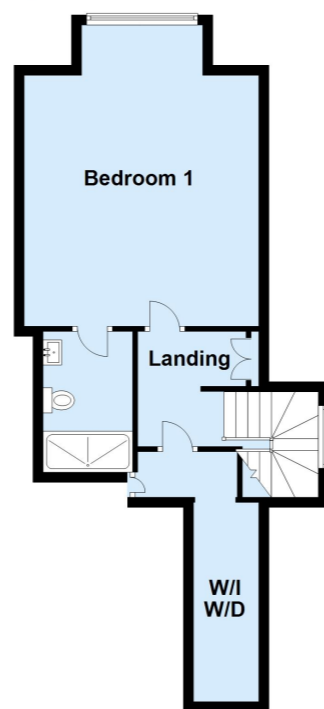
Ground Floor
 Approx. 114.1 sq. metres (1227.7 sq. feet)



First Floor
 Approx. 93.8 sq. metres (1009.3 sq. feet)



Second Floor
 Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 255.0 sq. metres (2745.1 sq. feet)

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

184a Chislehurst Road, Petts Wood, Orpington, Kent, BR5 1NR
Guide Price £1,375,000 Freehold

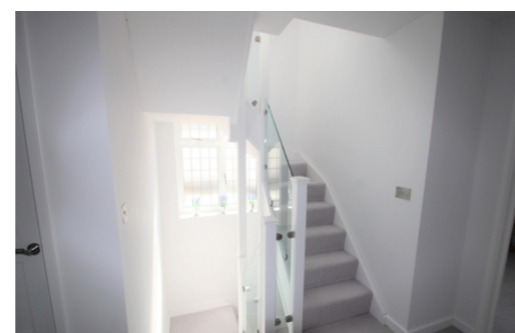
- Substantial Detached House
- Under Floor Heating Throughout
- Close to Mainline Station
- Five Double Bedrooms
- Contemporary Neutral Interior
- Quality Kitchen with Appliances
- Five Luxury Bathrooms
- Sociable Living Space

184a Chislehurst Road, Petts Wood, Orpington, Kent, BR5 1NR

This exceptionally spacious detached family home built in 2019 to a very high specification, with no expense or imagination spared is conveniently located for Petts Wood town centre for an array of independent shops and restaurants, mainline station and good transport links. The accommodation is arranged over three floors and comprises five double bedrooms with five luxury bath and shower rooms, an impressive social living space with a bespoke Stoneham fitted kitchen, family area room and dining room. The kitchen includes a large breakfast island, comprehensive range of integrated top of the range appliances and quartz work surfaces. There is a separate utility room and a ground floor cloakroom. There is a spacious reception hallway with glass balustrade staircase, and a separate family room/ home office to the front elevation. The second floor loft level offers a sizeable master bedroom and en-suite shower room, together with walk-in closet. Outside you will find an east facing rear garden, mainly laid to lawn with a large block paved patio area for alfresco dining. There is a spacious block paved driveway to front, a private parking area for three cars and integral garage. Features to note include NO ONWARD CHAIN, open plan living space with three sets of bi-folding doors, double glazed roof lantern creating a tremendous amount of natural light, gas central heating for complete under floor heating, a pressurised hot water system, modern recessed ceiling lighting, bright neutral interior, quality integrated kitchen appliances, contemporary porcelain flooring, wired networking to most rooms and security system with cameras. To fully appreciate the design, quality and space on offer, we recommend interior viewing. Exclusive to PROCTORS.

Location

From Station Square, bear right into Petts Wood Road, at the roundabout turn right into Chislehurst Road and the property is on the left.



Ground Floor

Entrance Hall

Entrance porch and part double glazed door to front, recessed ceiling lights, door to garage, door to cloakroom, under floor heating, stylish glass and stainless steel stair balustrading.

Social Living Space

11.27m x 7.05m (37' 0" x 23' 2")

Family/ Living Area

Double glazed bi-fold doors to rear aspect, smart TV wall hub, recessed ceiling lights, open plan to dining area and island kitchen

Dining Room Area

Double glazed bi fold doors to rear and side elevation, recessed ceiling lights, double glazed roof lantern.

Open Plan Kitchen With Central Island

Range of bespoke fitted wall and base cabinetry, large central Island with double sink, hot tap, breakfast bar, additional cupboards and drawers, integrated dishwasher, quartz worktops, built-in wine cooler, built-in Gaggenau oven and microwave oven, built-in fridge and separate freezer, Gaggenau induction hob with extractor, built-in Miele Nespresso coffee machine, glazed display cabinets with lighting, Velux window, recessed ceiling lights.

Family Room/ Home Office

4.43m x 2.46m (14' 6" x 8' 1") Double glazed bay window to front, recessed ceiling lights, under floor heating.

Utility Room

2.11m x 2.84m (6' 11" x 9' 4") Double glazed door to side, range of wall and base units, plumbed for washing machine, space tumble dryer, inset sink, storage cupboard, recessed ceiling lights.

Cloakroom

Double glazed window to side, Low level W.C.,



First Floor

Landing

Double glazed window to side, glass balustrading.

Bedroom Two

3.75m x 3.46m (12' 4" x 11' 4") Double glazed window to rear, built-in wardrobes, drawers and dresser, recessed ceiling lights.

En-Suite Shower Room

Low Level W.C., hand wash basin with built-in storage, bath with Axor drench shower, tiled flooring, recessed ceiling lights.

Bedroom Three

3.76m x 3.57m (12' 4" x 11' 9") Double glazed window to rear, built-in desk and wardrobe, recessed ceiling lights.

En-Suite Bathroom

Double glazed window to side, hand wash basin, low level W.C., bath with Axor drench shower, chrome heated towel rail, tiled floor, recessed ceiling lights.

Bedroom Four

3.47m x 4.60m (11' 5" x 15' 1") Double glazed window to front, built-in desk and wardrobe, recessed ceiling lights.

En-Suite Shower Room

Double glazed window to side, hand wash basin on vanity unit, low level W.C., walk-in shower cubicle with drench shower, tiled floor, heated towel rail, recessed ceiling lights.

Bedroom Five

3.79m x 3.54m (12' 5" x 11' 7") Double glazed window to front, recessed ceiling lights.

Family Shower Room

Walk-in shower cubicle with Hansgrohe drench shower, low level W.C., hand wash basin on vanity unit, chrome heated towel rail, tiled floor, recessed



ceiling spotlights.

Boiler Room

Worcester boiler and pressurised hot water vessel.

Second Floor

Landing

Double glazed window to side, walk-in wardrobe with storage space for clothing, eaves storage cupboards.

Bedroom One

6.05m x 4.69m (19' 10" x 15' 5") (Into window recess) Double glazed window to rear, recessed ceiling lights.

En-Suite Shower Room

1.70m x 2.76m (5' 7" x 9' 1") Walk-in shower cubicle with drench shower, low level W.C., hand wash basin on vanity unit, chrome heated towel rail, recessed ceiling lights., tiled flooring.

Outside

Garden

Paved patio area, mainly laid to lawn, outside tap, side access, side gate.

Garage

Electric up and over door, power and light.

Frontage

There is an open plan block paved drive, communal drop curb, private parking area for three or four cars, grassed area with decorative street lamp.

Additional Information

Council Tax

Local Authority: Bromley
 Council Tax Band: G