

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Dunstan Glade
 APPROX. INTERNAL FLOOR AREA 1144.30 SQFT / 106.30 SQM.
 (Ex Garage)



Viewing by appointment with our Petts Wood Office - 01689 606666

4 Dunstan Glade St Johns Road, Petts Wood, Orpington, Kent, BR5 1HU

£650,000 Freehold

- Deceptively Spacious
- Four Generous Bedrooms
- Separate Utility Room
- Integral Garage
- Desirable Town House
- Open Plan Living
- Kitchen & Utility Room
- Parking for Two Cars

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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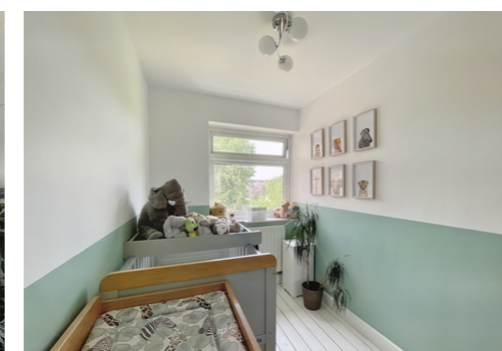
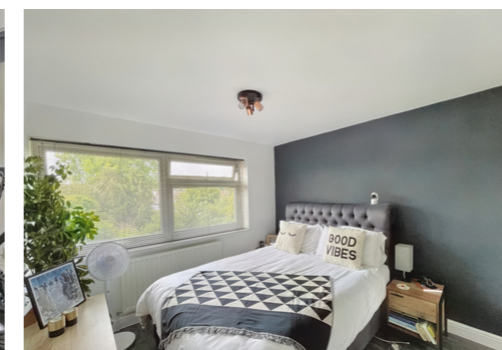


4 Dunstan Glade St Johns Road, Petts Wood, Orpington, Kent, BR5 1HU

We are pleased to offer For Sale this deceptively spacious town house set back off St Johns Road, within close walking distance of Petts Wood mainline station, good transport links in Station Square, an array of independent shops, Deli's for organic produce, Cafes for that alfresco latte, larger stores and numerous restaurants. The property is also within the Crofton schools catchment area (for Ofsted outstanding - infants and juniors). The accommodation offered over three levels comprises a generous double-aspect lounge/diner, a contemporary kitchen to front aspect, three bedrooms and family bathroom with separate shower cubicle. The ground floor offers a 4th bedroom/home office giving you access to the garden, a separate utility room, cloakroom off the entrance hall and access to the integral garage. Outside you will find a south-west facing garden mainly laid to lawn and a private frontage for two cars. Benefits include modern flooring, double glazed windows, gas central heating, replacement boiler, new oven and hob. To fully appreciate the space and room flexibility on offer, we recommend interior viewing. EXCLUSIVE TO PROCTORS.

Location

From Station Square, proceed into Fairway, cross over Tudor Way into St Johns Road and Dunstan Glade is set back on the right.



GROUND FLOOR

Entrance Porch

Recessed open porch.

Entrance Hall

Part glazed entrance door, radiator, contemporary flooring.

Cloakroom

Double glazed window to front, hand basin, W.C, wall cabinet.

Utility Room

4.03m x 1.86m (13' 3" x 6' 1") Double glazed door to garden, wall mounted central heating boiler (combination boiler), Belfast sink, contemporary flooring, storage cupboards.

Bedroom Four/ Ideal Home Office

3.35m x 2.87m (11' 0" x 9' 5") Double glazed French door and window to rear, radiator, contemporary flooring.

FIRST FLOOR

Social Aspect Living Area 8.35m x 4.87m (27' 5" x 16' 0")

Lounge Area

Double glazed picture windows to rear with blinds, two radiators, inner French doors to inner landing, open plan to dining room.

Dining Area

Double glazed window to front with Venetian blinds, radiator, contemporary flooring.

Kitchen

3.25m x 2.30m (10' 8" x 7' 7") Double glazed window to front with Venetian blinds, grey Shaker style wall and base cabinets, newly fitted fan-assisted oven, new induction hob unit set on work top, extractor hood, single acrylic sink unit, space for dishwasher and fridge freezer, pelmet lighting, radiator, recessed ceiling lights, (all appliances negotiable).

SECOND FLOOR

Landing

Access to loft.

Bedroom One

3.18m x 2.98m (10' 5" x 9' 9") Double glazed window to rear, Venetian blinds, radiator, recessed mirror, walk-in wardrobe.

Bedroom Two

2.88m x 2.40m (9' 5" x 7' 10") Double glazed window to front, Venetian blinds, radiator, deep built-in wardrobe.

Bedroom Three

3.18m x 1.78m (10' 5" x 5' 10") Double

glazed window to rear, radiator, deep built-in wardrobe.

Bathroom

3.22m x 1.81m (10' 7" x 6' 0") Double glazed window to front, white suite comprising bath, separate shower, W.C, hand basin, towel rail, recessed ceiling lights.

OUTSIDE

Integral Garage

4.90m x 2.90m (16' 1" x 9' 6") Integral garage with power and light.

Garden

South west aspect paved patio area, laid to lawn, established borders, mature shrubs and trees, garden shed, rear pedestrian gate.

Frontage

Private driveway for two cars.

Council Tax

Local Authority: Bromley
Council Tax Band: E

