

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



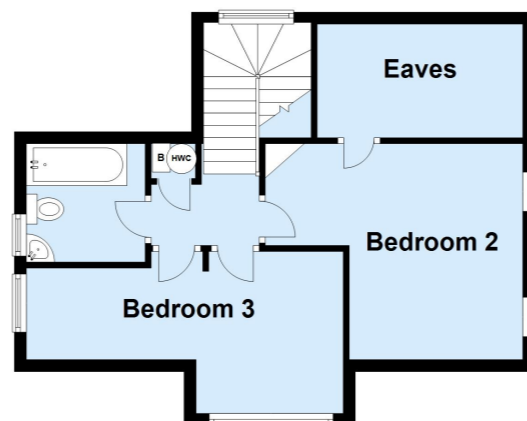
Ground Floor

Approx. 93.8 sq. metres (1009.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 sq. feet)



Total area: approx. 136.5 sq. metres (1469.0 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.
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Viewing by appointment with our Petts Wood Office - 01689 606666

223 Crofton Lane, Petts Wood, Orpington, Kent, BR6 0BL

£650,000 Freehold

- Deceptively Spacious
- Substantial Corner Plot
- Two Large Receptions
- Chain Free Property
- Charming Detached Cottage
- Three Generous Bedrooms
- Detached Single Garage
- Modernisation Required

223 Crofton Lane, Petts Wood, Orpington, Kent, BR6 0BL

First time to the market for over sixty years. This deceptively spacious detached cottage occupies a substantial corner plot aspect, within walking distance of Petts Wood and Orpington mainline stations, Station Square for an array of independent shops and restaurants, nearby reputable schools (Crofton and Perry Hall schools) grammar Schools (St Olaves and Newstead Woods) plus good transport links in Petts Wood town centre. The accommodation arranged over two levels briefly comprises two spacious reception rooms, a ground floor main bedroom, basic kitchen, inner hall and entrance hall. The first floor provides two additional bedrooms and a family bathroom. Outside you will find a plot size of 162ft by 50ft approximately, a private driveway off St Johns Road and detached single garage. Please note the property requires substantial interior and exterior modernisation but offers outstanding re-development opportunities as a lovely family home or re-build, subject to planning consents. Benefits include gas central heating, interior period features and chain-free occupation. EXCLUSIVE TO PROCTORS.

Location

From Petts Wood Station Square, proceed into Fairway, cross over in to St Johns Road and the property is on the left (junction of Crofton Lane).



GROUND FLOOR

Entrance Hall

2.25m x 1.85m (7' 5" x 6' 1")
 Glazed entrance door and single glazed multi pane windows, quarry tiled floor, radiator.

Main Living Room

7.88m x 3.35m (25' 10" x 11' 0") (plus bay window) Casement windows to front and side aspect, casement window to front, bay window seats, period 'Claygate' fireplace surround, open chimney, two radiators, bookcase, decorative beams, door to inner hall.

Dining Room

4.72m x 4.47m (15' 6" x 14' 8") (into alcove) Casement window to front and side, feature fireplace surround, open chimney breast, original storage cupboard, two radiators, serving hatch.

Inner Hall

Radiator, stairs to first floor.



Kitchen

3.53m x 3.06m (11' 7" x 10' 0") (into recess) Casement window to rear, door leading to garden, basic kitchen with sink and drainer, under stairs pantry cupboard, three radiators.

Bedroom One

4.44m x 4.08m (14' 7" x 13' 5") (into alcove) Casement window to front, two casement windows to side, radiator.

FIRST FLOOR

Landing

Window to rear, deep cupboard housing central heating boiler and hot water cylinder.

Bedroom Two

5.35m x 2.56m (17' 7" x 8' 5") (narrows to 1.30) (4' 3") Two double glazed windows to side, radiator, access to eaves storage, corner cupboard.

Bedroom Three

3.40m x 2.77m (11' 2" x 9' 1") (increases to 4.19) (13' 9") Double glazed window to side, double glazed window to rear, radiator.



Bathroom

1.86m x 1.82m (6' 1" x 6' 0") Double glazed window to rear, white suite comprising cast iron bath, hand basin, high level W.C, radiator.

OUTSIDE

Gardens To Three Elevations.

48.77m x 15.24m (160ft by 50ft approximately overall plot size. Gardens to three elevations, extensive and mature shrubs and trees. Storage outbuildings and gardeners WC.

Detached Single Garage

Detached garage located off St Johns Road. Up and over door.

Frontage

Wrought iron entrance gate.

Council Tax

Local Authority: Bromley Council
 Council Tax Band: G
 Band Amount Year 2022/2023: £2,894.54

