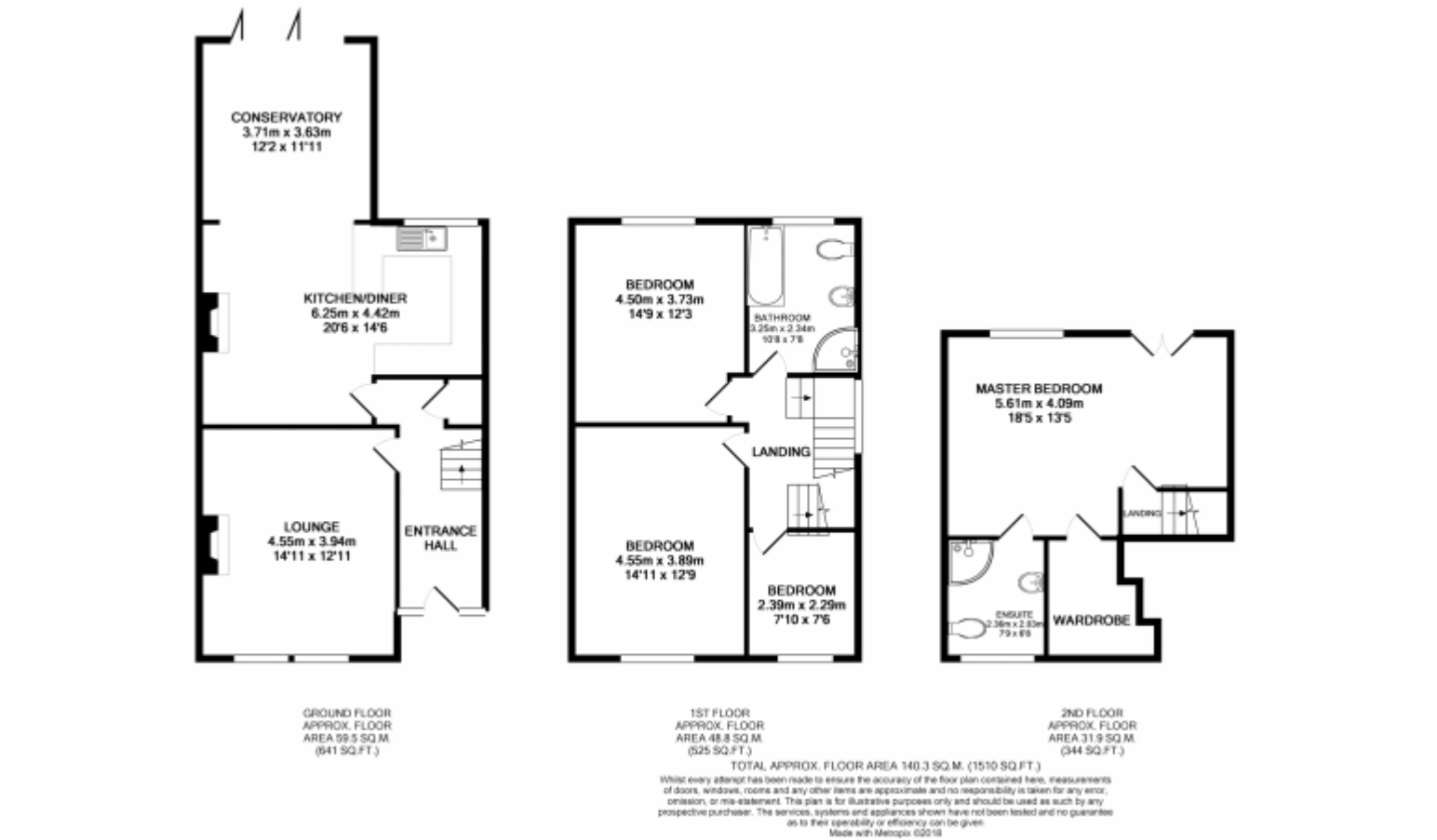




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

114 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1LE

£895,000 Freehold

- Deceptively Spacious
- Four Bedrooms
- Social Kitchen Space
- Impressive Conservatory
- 1930's Semi Detached
- En-Suite Bathroom
- Two Reception Rooms
- Bathroom with Shower

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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114 Petts Wood Road, Petts Wood, Orpington, Kent, BR5 1LE

This deceptively spacious 1930's built semi-detached house is extended on the ground floor (rear aspect) and benefits from a well planned loft conversion forming the main bedroom with en-suite shower room and walk-in wardrobe. The property is situated within close walking distance of the town centre, mainline station (serving Victoria, Charing Cross and Canon Street), Station Square for an array of independent shops and larger stores, good transport links for Orpington and Bromley amenities, plus nearby reputable schools. The accommodation comprises four generous bedrooms, a desirable social aspect kitchen, open plan to the dining and conservatory areas, a separate living room to front aspect, a family bathroom with shower, en-suite shower room and dressing room (main bedroom). Outside you will note a sizeable rear garden laid to lawn, private driveway and attached storage garage. Features include double glazed windows, French doors to a Juliette balcony in the loft conversion, gas central heating, gloss white kitchen with quartz work surfaces, integrated kitchen appliances, well presented interior and close access to outdoor green spaces, including Petts Wood National Trust woodland for leisurely walks. EXCLUSIVE TO PROCTORS.

Location

From Station Square bear right into Petts Wood Road and the property is on the left.



GROUND FLOOR

Entrance Porch

Recessed porch with light.

Entrance Hall

Solid entrance door, under stairs storage cupboard, radiator.

Living Room

4.55m x 3.94m (14' 11" x 12' 11") Double glazed window to front, plantation shutters, cast iron period style fireplace surround with granite hearth, alcove storage cabinets, column radiator.

Social Dining Kitchen

6.25m x 4.42m (20' 6" x 14' 6") Double glazed window to rear, range of contemporary gloss grey wall and base cabinets, built-in electric oven, separate combination oven, induction hob set in quartz work top, splash back to extractor chimney, integrated fridge and freezer, inset sink unit with fluted drainer, integrated dishwasher, peninsular breakfast bar, wine rack, recessed ceiling lights, pelmet lighting, open plan to dining area, tiled flooring.

Dining Area

Period style fireplace surround, open chimney, alcove storage cabinets with recessed book shelving, column radiator, recessed ceiling lights, tiled floor. Open plan to conservatory.

Double Glazed Conservatory

3.71m x 3.63m (12' 2" x 11' 11") Double glazed bi-fold doors to rear aspect, double glazed side windows and double glazed apex roof, tiled flooring.

FIRST FLOOR

Landing

Original stained glass leaded light window to side. Stairs to first floor.

Bedroom Two

4.55m x 3.89m (14' 11" x 12' 9") Double glazed window to front, plantation window shutters, feature fireplace surround with mantel surround, built-in single wardrobe, radiator.

Bedroom Three

4.50m x 3.73m (14' 9" x 12' 3") Double glazed window to rear, fitted alcove wardrobes, radiator, recessed chimney breast.

Bedroom Four

2.39m x 2.29m (7' 10" x 7' 6") Double glazed window to front, radiator.

Family Bathroom

Double glazed window to rear, white suite comprising bath with wall mounted taps, wall mounted W.C, hand basin on vanity unit, separate shower cubicle with drench shower, ceramic tiled floor, inset display shelves with lights, extractor fan, recessed ceiling lighting.

Landing

Double glazed window to side.

Bedroom One

5.61m x 4.09m (18' 5" x 13' 5") Double glazed French doors to rear aspect, Juliette balcony, double glazed window to rear, double apex roof, recessed ceiling lights, wall lights, vertical radiator.

En-Suite Shower Room

2.36m x 2.03m (7' 9" x 6' 8") Double glazed Velux window to front, white suite comprising corner shower, tiled interior, W.C, hand basin on vanity unit, heated towel rail, recessed ceiling lights.

OUTSIDE

Rear Garden

Paved patio area, laid to lawn, established shrubs and trees, decked area to rear aspect, side access, door to garage.

Single Garage

Brick built single garage with pitched tiled roof, up and over door, power and light (attached to next door garage).

Frontage

Private driveway for two cars, garden laid to lawn, walled frontage with evergreen shrubs.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F