

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



Total area: approx. 65.0 sq. metres (700.1 sq. feet)

Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

35 Pinewood Drive, Orpington, Kent, BR6 9NL
Guide Price £600,000 Freehold

- Semi-Detached
- Three Bedrooms
- Dining Conservatory
- Private Driveway
- 1930's Bungalow
- Bright Living Room
- South West Garden
- Close to Transport

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

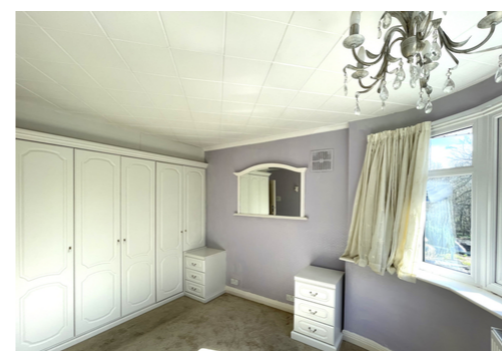


35 Pinewood Drive, Orpington, Kent, BR6 9NL

This 1930's built semi-detached bungalow enjoys a sought after location within easy walking distance of good transport links in Sevenoaks Road, Crescent Way shopping parade, Green Street Green for Waitrose, reputable nearby schools and a short drive to Orpington town centre, plus two mainline stations (Orpington and Chelsfield). The property affords three bedrooms, a bright and airy lounge overlooking the rear garden, fitted kitchen, dining conservatory and shower room. There is a delightful south-west facing garden, private driveway leading to vehicular gates and a car port. Benefits to note include newly installed gas central heating boiler, double glazed windows, potential to extend the side and rear elevations (subject to usual planning consent) and immediate occupation availability. Exclusive to PROCTORS.

Location

From Crescent Way shopping parade, head towards Sevenoaks Road, turn right into Pinewood Drive and the property is on the right.



Ground Floor

Entrance Hall

3.91m x 0.81m (12' 10" x 2' 8") Double glazed entrance door with leaded light windows, radiator cabinet, wall unit, access to loft (with new hot water cylinder).

Lounge

4.55m x 3.57m (15' 0" x 11' 9") Double glazed window to rear, feature fireplace surround, electric glow fire, radiator, door to kitchen.

Kitchen

2.51m x 1.93m (8' 3" x 6' 4") Double glazed window to side, wall and base units, double drainer sink unit, electric oven and hob, washing machine, wall mounted central heating boiler, extractor hood, tiled walls.

Dining Conservatory

3.36m x 2.23m (11' 0" x 7' 4") Double glazed French doors to garden, double glazed windows, radiator.

Bedroom One

4.25m x 3.35m (14' 0" x 11' 0") (into bay window and wardrobe) Double glazed bay window to front, radiator, fitted wardrobes, matching furniture.

Bedroom Two

2.87m x 2.37m (9' 5" x 7' 9") (into wardrobe) Double glazed window to side, fitted wardrobes, radiator.

Bedroom Three

3.01m x 2.23m (10' 0" x 7' 4") (into wardrobe) Double glazed window to front, fitted wardrobes, radiator.

Bathroom

2.35m x 1.78m (7' 9" x 5' 10") Double glazed window to side, large walk-in shower with built-in controls, W.C., hand wash basin, wall cabinet, radiator.

Outside

Garden

Paved patio area, laid to lawn, established shrubs, side access, car port.

Frontage

Private driveway with double vehicular gates. Raised evergreen shrubs and borders

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : D

