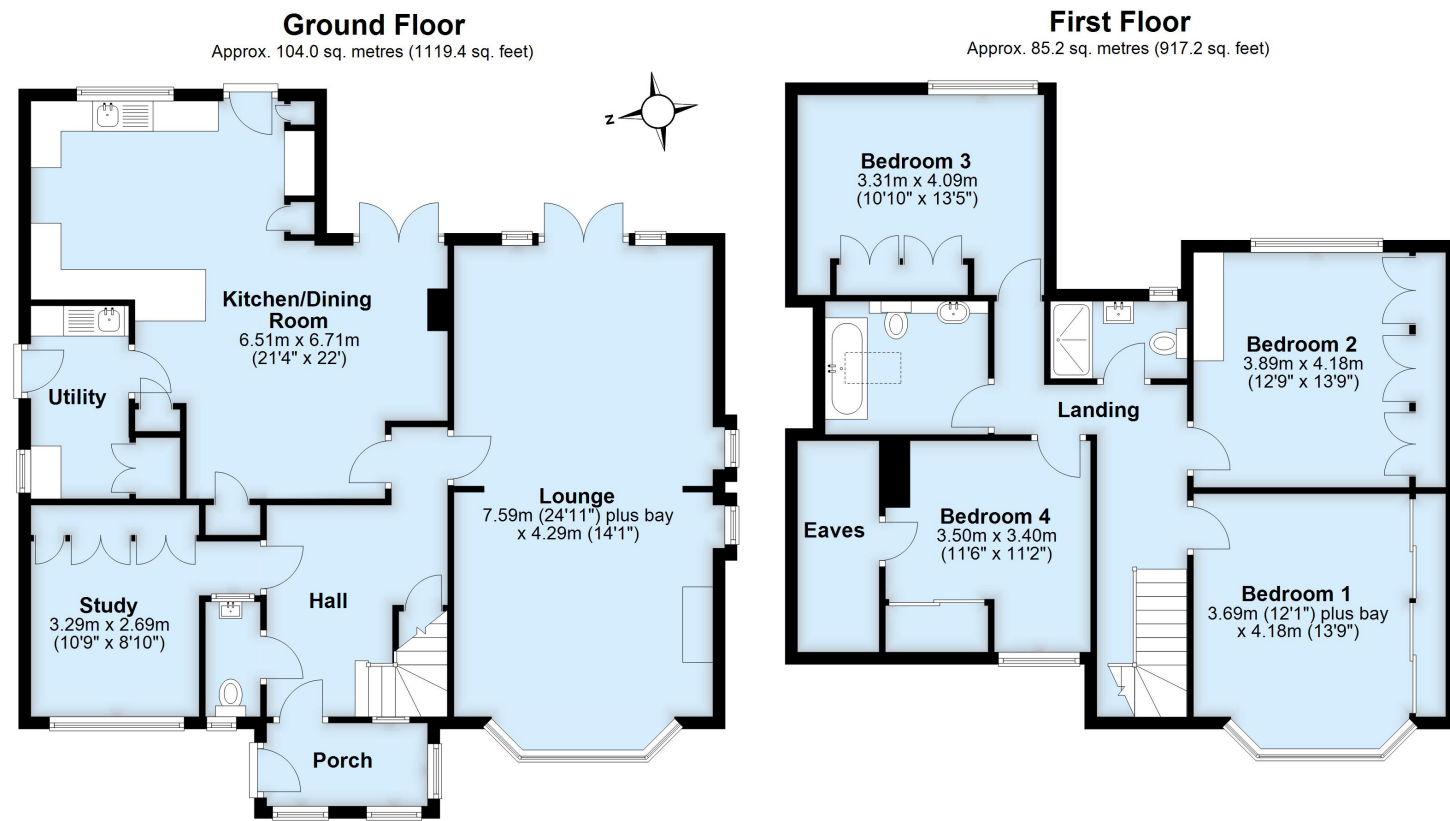


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Petts Wood Office - 01689 606666

78 Sutherland Avenue, Petts Wood, Orpington, Kent, BR5 1RB
Guide Price £1,225,000 Freehold

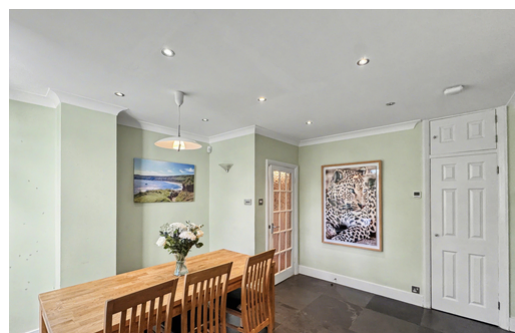
- Detached Family House
- Triple Aspect Lounge
- Dedicated Home Office
- Separate Shower Room
- Four Generous Bedrooms
- Social Dining Kitchen
- Family Bathroom
- Close to Amenities

78 Sutherland Avenue, Petts Wood, Orpington, Kent, BR5 1RB

Discover this attractive detached family home nestled in Petts Wood, offering an exceptional blend of space, comfort, and convenience. This chain-free property is perfect for growing families seeking a spacious home with versatile living areas and a fantastic location close to local amenities. With four generous bedrooms and the added flexibility of a dedicated home office that can double as a 5th bedroom, this property adapts effortlessly to your lifestyle and requirements. Step inside to discover a triple aspect lounge that provides a welcoming environment for both relaxing evenings. The abundant natural light enhances the feeling of space, creating a warm and inviting atmosphere throughout. For culinary enthusiasts and those who love to entertain, the social dining kitchen is a true highlight. Equipped with ample space for cooking and dining, it is an ideal spot to bring family and friends together. The accommodation is thoughtfully laid out with a dedicated home office perfectly catering to modern working-from-home needs or providing extra sleeping space as your family grows. The property also features a separate shower room and a family bathroom, adding to the convenience and comfort for all household members. Each bedroom offers generous proportions, allowing for plenty of storage and personal space. Located close to local amenities, this home ensures that everything you need is within easy reach. Whether it's shopping, dining, or leisure activities, Petts Wood's vibrant community provides a wealth of options to suit all tastes. Commuters will also appreciate efficient transport links, helping you stay connected with London and Canary Wharf. The 96ft by 46ft east facing garden features two patio areas for morning and evening sun, a summer house with power and there is side access. Benefits to note include a carriage driveway for three cars, double glazed Georgian style windows, gas under floor heating in the social space, Rangemaster triple oven with gas hob, central heating boiler fitted 2022 (serviced in December 2025), security system, CCTV installed, plus CHAIN-FREE availability. Exclusive to PROCTORS.

Location

From Station Square bear right into Petts Wood Road, over the roundabout into Poverest Road and Sutherland Avenue is first right.



Ground Floor

Entrance Vestible

Double glazed entrance door, double glazed windows, tiled floor, wall light.

Entrance Hall

Glazed entrance door, opaque window to front, radiator, under stairs meter cupboard, wall lights.

Triple Aspect Lounge

A delightful triple aspect room with double glazed window to front, double glazed and single glazed windows to side, double glazed French door and windows to rear aspect, Limestone fireplace surround and hearth, gas coal fire, two radiators.

Social Dining Kitchen

Double glazed window to rear and side and double glazed door to garden, range of Shaker style wall and base cabinets, Rangemaster triple oven with warming drawer, gas burners, stainless steel extractor chimney, one and a half bowl sink unit, set in oak work top, integrated dishwasher, integrated fridge and freezer, recessed ceiling lights, floor tiling with under floor heating, recessed, open plan from dining area.

Dining Area

Double glazed French doors to garden, peninsular breakfast bar, built-in pantry cupboard, built-in storage cupboard, recessed

ceiling lights, tiled flooring with under floor heating. Door to utility room.

Utility Room

Double glazed door and window to side, Dove white wall and base cabinets, Belfast sink, granite fluted drainer, unit housing washing machine, space for additional appliance, tiled floor.

Dedicated Home Office/ 5th Bedroom

Double glazed window to front, radiator cabinet, range of wall to wall wardrobes/ office storage units.

FIRST FLOOR

Landing

Wall light, access to loft via ladder.

Bedroom One

Double glazed window to rear, range of built-in bedroom furniture, wall to wall wardrobes, radiator, recessed ceiling lights.

Bedroom Two

Double glazed bay window to front, wall to wall wardrobe with built-in drawers, radiator, recessed ceiling lights.

Bedroom Three

Double glazed window to front, built-in wardrobe, built-in eaves cupboard with hot water cylinder, radiator.

Bedroom Four

Double glazed window to rear, built-in wardrobes, radiator.

Family Bathroom

Double glazed Velux window to side, white suite comprising bath, hand basin on vanity unit, back to cabinet W.C, chrome heated towel rail, wall light, recessed ceiling lights, tiled interior, recess wall mirror.

Family Shower Room

Double glazed window to rear, white suite comprising hand basin, W.C, shower cubicle with built-in controls, chrome heated towel rail, tiled interior, extractor fan.

OUTSIDE

East Facing Garden

96' 0" x 46' 0" (29.26m x 14.02m) Patio for morning coffee, laid to lawn, established borders with mixed evergreen shrubs, secluded aspect, side access, wall lights, outside tap, pathway leading to second patio for evening sun, play area, summer house with power and light.

Frontage

Private frontage with carriage driveway for ease, parking for three cars.

Council Tax

Local Authority: Bromley
Council Tax Band: G