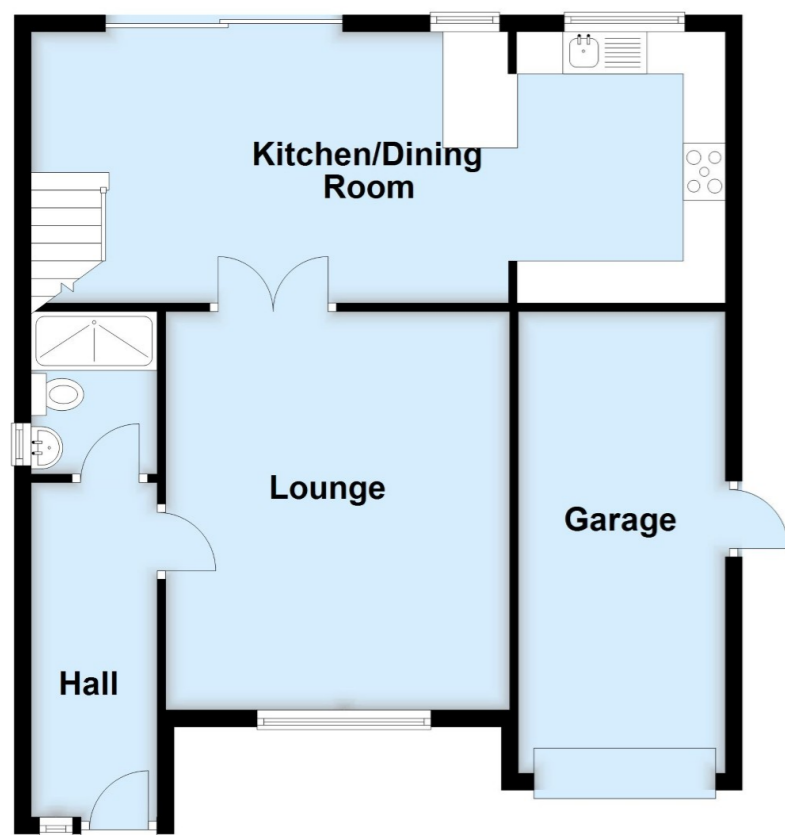


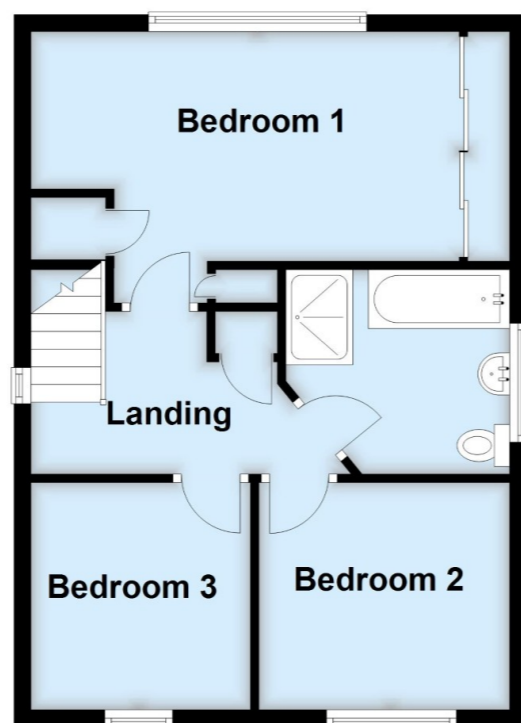
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		54	78
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.

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



Viewing by appointment with our Petts Wood Office - 01689 606666

75 Greencourt Road, Petts Wood, Orpington, Kent, BR5 1QN

Guide Price £950,000 Freehold

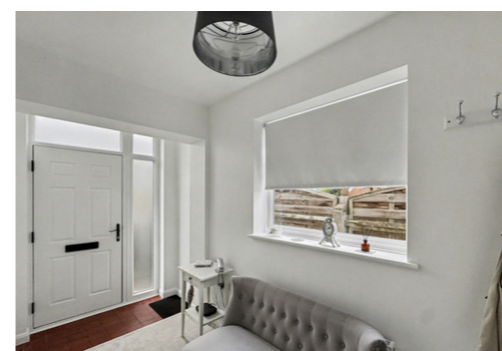
- Deceptively Spacious
- Three Double Bedrooms
- Social Kitchen/Diner
- Family Bath With Shower
- Detached House
- Prestigious Road
- Generous Reception Room
- Separate Shower Room

75 Greencourt Road, Petts Wood, Orpington, Kent, BR5 1QN

This deceptively spacious detached family house offers a stylish interior throughout and upgraded in the last five years of occupation. This includes a gloss light grey fitted kitchen with quartz worktops, a complete re-wire with modern LED lighting, interior plaster skimming, replacement family bathroom and family shower room, new boiler in 2020 and exterior rendering, all to a high specification. There are three well proportioned bedrooms on the first floor, a bright and airy living room allowing plenty of room for relaxation and socialising with a recessed TV, a stunning dining kitchen – a modern, open-plan area that effortlessly combines functionality with style, a generous entrance hall, contemporary shower room and separate family bathroom, ensuring convenience and privacy during busy mornings.. The rear garden measures around 70ft with a double glazed door to the attached garage. For the busy commuter, Petts Wood Station is about 10 minutes' walking distance and Station Square offers additional transport links plus an abundance of independent shops, delis, eateries and larger high street stores. There are nearby reputable pre-schools and schools, Petts Wood National Trust for woodland walks, and local parks. Additional benefits include bright and airy rooms, Smeg double range oven included, fitted wardrobes in the main bedroom, two showers, double glazed windows and doors, chrome light fittings plus a private driveway. Interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

Location

From Station Square, proceed into West Way, turn left into Tudor Way, right into Willett Way and left into Greencourt Road.



GROUND FLOOR

Entrance Hall

4.00m x 1.50m (13' 1" x 5' 0") Panelled entrance door, Opaque entrance door, radiator, double glazed window to rear.

Shower Room

1.80m x 1.50m (6' 0" x 5' 0") Double glazed window to side, re-modelled contemporary suite comprising large open walk in shower, hand wash basin on vanity shelf, back to wall W.C, extractor fan, ceramic tiled floor and walls, chrome heated towel rail, recessed ceiling lights.

Living Room

4.75m x 4.09m (15' 7" x 13' 5") Double glazed window to front, radiator, recessed wall TV (negotiable), two radiators, double doors to social kitchen space.

Social Dining Kitchen

8.24m x 3.22m (27' 0" x 10' 7")

Kitchen Area

Two double glazed windows to rear, range of light grey Shaker style cabinets, duel fuel Smeg double range oven with six gas burners, quartz splash back to extractor chimney, integrated dishwasher, built under washing machine, inset sink unit set in

quartz work top, large peninsular work surface and breakfast bar, recessed ceiling lights, open plan to dining room.

Dining Room Area

Double glazed patio doors to rear, semi open plan staircase, two vertical radiators, natural oak flooring, dimmer lighting with recessed ceiling lights.

FIRST FLOOR

Landing

Double glazed window to side, access to loft, built-in linen cupboard.

Bedroom One

4.09m x 2.80m (13' 5" x 9' 2") Double glazed window to rear, wall to wall wardrobes, two built-in cupboards, radiator.

Bedroom Two

3.02m x 2.70m (12' 0" x 8' 10") Double glazed window to front, radiator.

Bedroom Three

2.70m x 2.61m (8' 10" x 8' 7") Double glazed window to front, radiator.

Family Bathroom

2.38m x 2.31m (7' 10" x 7' 7") Double glazed window to side, contemporary white suite comprising walk-in shower cubicle,

drench and spray shower, glass screen, free standing bath with wall mounted taps, hand wash basin on vanity unit, back to wall W.C, stylish towel rail, ceramic tiled floor with under floor heating, tiled walls.

OUTSIDE

Rear Garden

70ft approximately paved patio area, laid to lawn, mature shrubs and trees, outside wall lights, double glazed door to garage.

Attached Garage

Attached brick built garage with up and over door, power and light, wall mounted central heating boiler, electric and gas meter, circuit breaker, double glazed door from garden.

Frontage

Private driveway, lawn and evergreen shrubs to garden area, wall lights.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: G