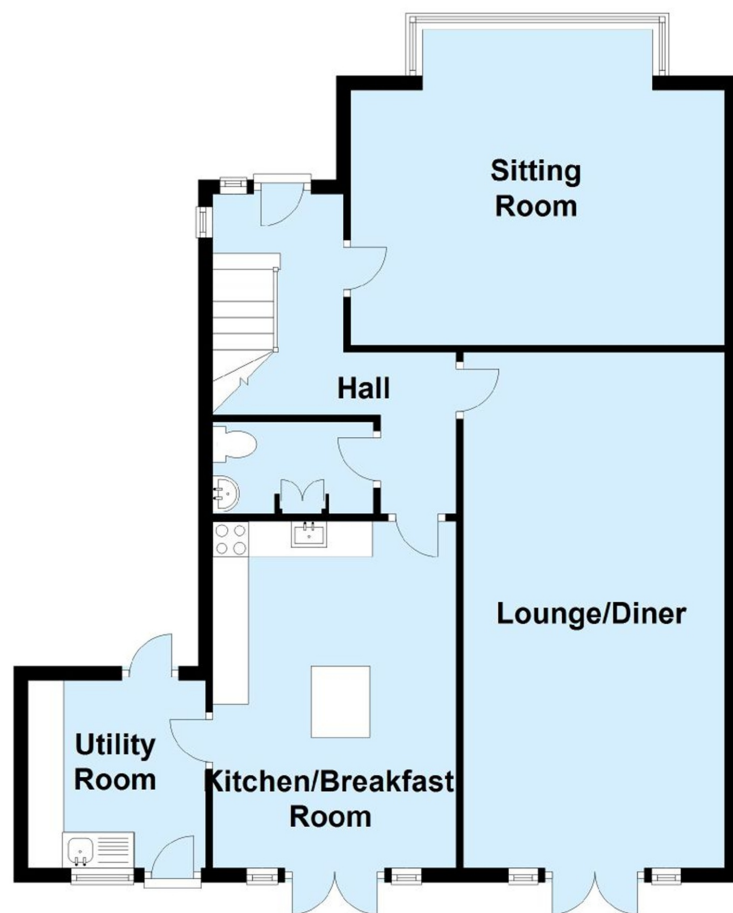


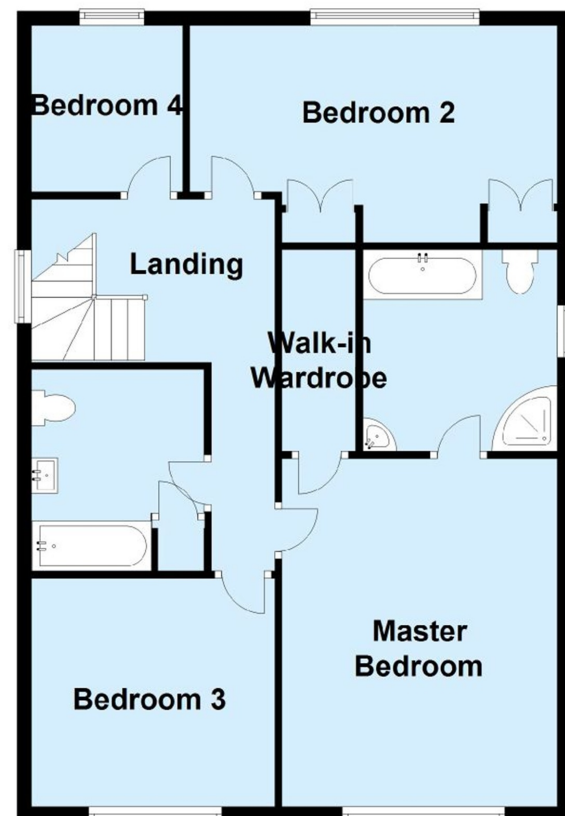
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



Ground Floor
Approx. 84.0 sq. metres (904.2 sq. feet)



First Floor
Approx. 81.1 sq. metres (873.0 sq. feet)



Total area: approx. 165.1 sq. metres (1777.2 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.
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

4 Kingsway, Petts Wood, Orpington, Kent, BR5 1PR

Offers Over £1,250,000 Freehold

- Chain Free Property
- Four Bedrooms Upstairs
- Bay Sitting Room
- Separate Utility Room
- 1930's Character House
- Generous Lounge/Diner
- Dining Kitchen
- En-Suite Bathroom

4 Kingsway, Petts Wood, Orpington, Kent, BR5 1PR

This deceptively spacious mock Tudor detached house has been extended to the rear elevation to provide four bedrooms on the first floor, two generous bathrooms (one en-suite), an attractive breakfast kitchen and separate large utility space. There are two sizeable reception rooms, a ground floor cloakroom, family bathroom and character entrance hall. The property features character leaded light interior doors, a classic front elevation with oriel bay windows and a character open oak porch. Additional benefits include CHAIN FREE availability, gas central heating, a pressurised hot water system, security system, double glazed windows, a turnkey interior, open working fireplace, 'Miele' and Bosch cooking appliances and natural wood flooring. Outside you will find a mature rear garden measuring 93ft mainly laid to lawn with a spacious terrace, a paved frontage for ample parking, electric car charging unit, and attached garage offering interior access. The property is situated in a sought after road within walking distance of the town centre, Petts Wood mainline station, Station Square for an abundance of shops and independent stores, local transport links, plus National Trust woodland on your doorstep. The owners have plans available to extend the ground rear elevation (granted in 2021) and potential plans for a loft conversion, (subject to planning and building regulations approval). Interior viewing comes highly recommended by the Sellers' sole agent.

Location

From Station Square bear right into Petts Wood Road, turn left into Crossway and Kingsway is on the right. Bear right and the property is on the left.



Ground Floor

Entrance Hall

Oak entrance door with leaded light side window, double glazed window to side, radiator cabinet, under stairs meter cupboard and storage cupboard.

Cloakroom

White suite comprising low level WC, hand basin, recessed ceiling lighting, extractor fan.

Extended Lounge/Diner

23' 10" x 12' 4" (7.26m x 3.76m) Double glazed French doors and full height windows to rear overlooking garden, double glazed window to side, two radiators.

Front Sitting Room

17' 0" x 15' 0" (5.18m x 4.57m) (Into bay window and alcove) Double glazed bay window to front, double glazed window to side, radiator, brick fireplace surround with open chimney breast, wall lights.

Dining Kitchen

16' 0" x 11' 3" (4.88m x 3.43m) Double glazed French doors and full height windows to rear, range of Shaker style wall and base cabinets, Belfast sink unit, granite work tops, Miele electric oven and microwave oven, Bosch gas hob unit with five burners, extractor hood, integrated fridge, matching dresser unit with display cabinets and drawers, radiator cabinet, recessed ceiling lighting.

Utility Room

8' 7" x 8' 2" (2.62m x 2.49m) Double glazed

door and window to rear, range of matching wall and base cabinets, granite work tops, integrated washing machine and dishwasher, radiator, integrated fridge/freezer, inset sink unit. Door to garage.

First Floor

Landing

Double glazed window to side, access to loft with Velux windows via ladder, radiator.

Bedroom One

15' 8" x 12' 4" (4.78m x 3.76m) Double glazed window to rear, radiator, deep walk-in wardrobe, fitted wardrobes, door to en-suite bathroom.

En-Suite Bathroom with /shower

9' 0" x 7' 9" (2.74m x 2.36m) Double glazed window to side, white suite comprising oval bath with feature surround, hand basin set on vanity unit, WC, corner shower cubicle with built-in shower unit, chrome heated towel rail, recessed ceiling lighting, extractor fan.

Bedroom Two

17' 0" x 10' 0" (5.18m x 3.05m) Double glazed oriel bay window to front, double glazed window to side, recessed storage cabinets with lights, radiator.

Bedroom Three

11' 4" x 10' 6" (3.45m x 3.20m) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four

7' 8" x 7' 0" (2.34m x 2.13m) Double

Family Bathroom and Shower

9' 4" x 8' 0" (2.84m x 2.44m) Double glazed window to side, white suite comprising bath with built-in shower over, shower screen, hand wash basin set on vanity unit, WC, radiator, recessed ceiling lighting, built-in linen cupboard.

Outside

Rear Garden

93 ft approximately. An attractive rear garden mostly laid to lawn. There is a delightful raised patio area, mature borders comprising evergreen shrubs and trees, garden shed with power, side access with gate leading to driveway.

Attached Garage

Up and over door, power and light, wall mounted central heating boiler, pressurised hot water vessel, water softener, access to pitched roof for storage.

Agents Note

There are extension plans available but subject to planning consent with Bromley Council.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G