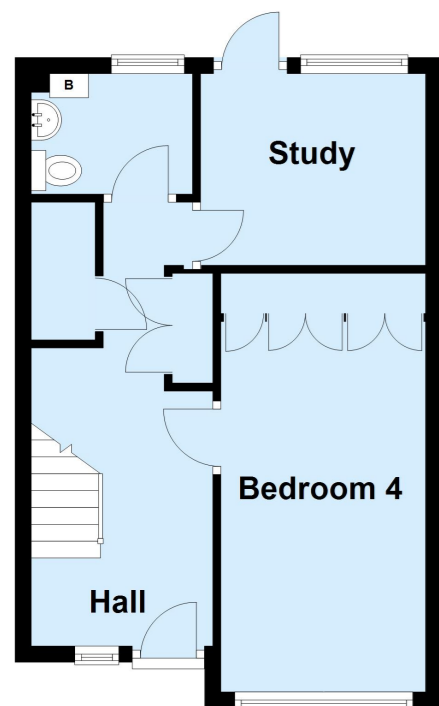




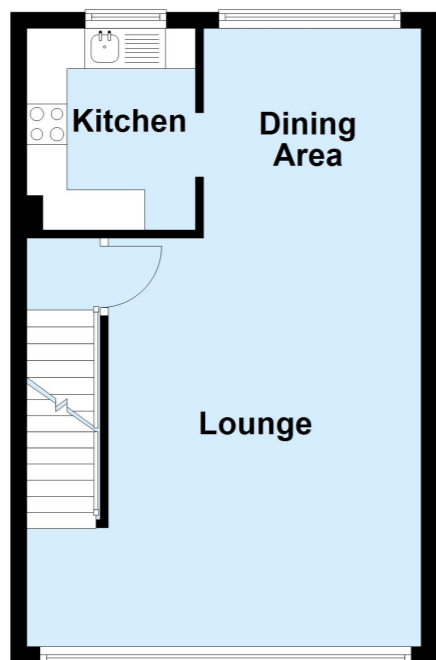
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



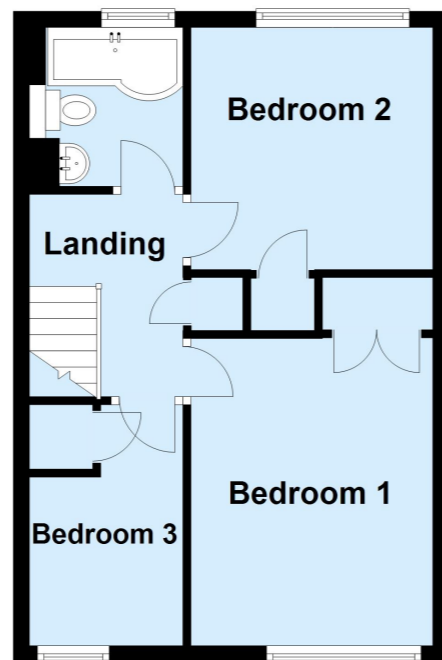
Ground Floor
Approx. 36.2 sq. metres (389.5 sq. feet)



First Floor
Approx. 37.5 sq. metres (403.9 sq. feet)



Second Floor
Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 112.1 sq. metres (1206.3 sq. feet)

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



Viewing by appointment with our Petts Wood Office - 01689 606666

90 Sparrow Drive, Orpington, Kent, BR5 1RZ

Guide Price £600,000 Freehold

- Deceptively Spacious
- Desirable Location
- Converted Garage
- Generous Lounge/Diner
- End of Terrace Town House
- Five Bedrooms
- Cul- De- Sac Aspect
- Reputable Schools Nearby

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

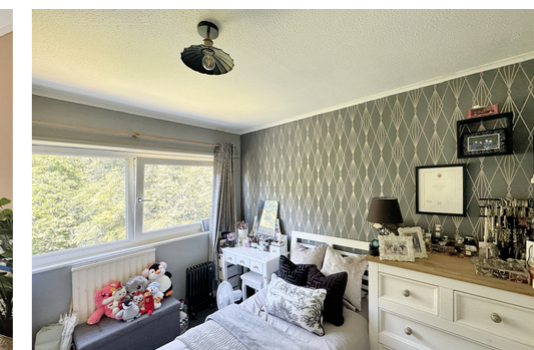
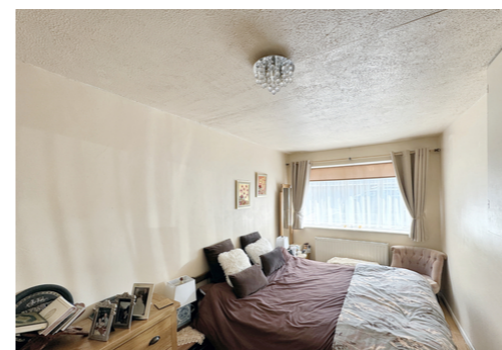
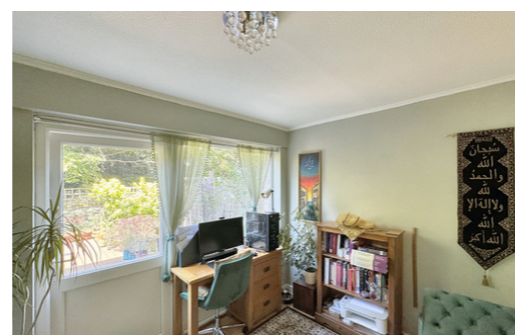


90 Sparrow Drive, Orpington, Kent, BR5 1RZ

This deceptively spacious end of terrace town house occupies a cul-de-sac aspect on the Petts Wood/Crofton borders, within easy walking distance of several reputable schools, two mainline stations, good transport links, green open spaces for leisure pursuits, plus Petts Wood and Orpington larger communities. The property offers flexible accommodation providing up to five bedrooms if required, a spacious lounge/diner on first floor, fitted kitchen, family bathroom, spacious ground floor cloakroom and family bathroom. On the ground floor you will also find a double bedroom (former integral garage) and separate study/5th bedroom. Outside the property enjoys a manageable rear garden with mature shrubs, laid to composite deck and private driveway to front for two cars. Benefits to note include a well presented interior, double glazed windows and doors, Vaillant combination boiler, and quiet location backing on to Sparrow Wood. A pedestrian walkway gives easy access to all surrounding amenities via a foot path.

Location

From Petts Wood mainline station proceed along Queensway towards Orpington, continue over the roundabout into Towncourt Lane, bear right into Crofton Lane and Sparrow Drive is on the right.



GROUND FLOOR

Porch

Covered with built in storage.

Entrance Hall

5.45m x 2.35m (17' 11" x 7' 9")

Double glazed entrance door, double glazed window to side, radiator, built in double coat cupboard, deep under stairs storage cupboard.

Bedroom Four (former garage)

4.63m x 2.50m (15' 2" x 8' 2")

(excludes wardrobes) Double glazed window to front, radiator, wall to wall fitted wardrobes.

Study/5th Bedroom

2.84m x 2.35m (9' 4" x 7' 9")

Double glazed French door and double glazed window to rear overlooking garden, radiator.

Cloakroom

Double glazed window to rear, W.C, hand basin, wall mounted combination boiler, ceramic tiled floor.

FIRST FLOOR

Lounge/Diner

7.70m x 3.85m (25' 3" x 12' 8") Double glazed window to front, radiator, stairs to second floor.

Dining Area

Narrows to 2.70m (8' 10") Double glazed window to rear, radiator, opening to kitchen.

Kitchen

2.40m x 2.15m (7' 10" x 7' 1") Double glazed window to rear, wall and base cabinets, single sink unit, built in electric oven, electric hob set on quartz work top, extractor hood, space for fridge freezer (negotiable), plumbed for washing machine.

SECOND FLOOR

Landing

Access to loft via ladder, built in cupboard.

Bedroom One

3.85m x 2.90m (12' 8" x 9' 6")

Double glazed window to front,

radiator, built in double wardrobe.

Bedroom Two

2.98m x 2.98m (9' 9" x 9' 9")

Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

3.02m x 1.96m (10' 0" x 6' 5")

Double glazed window to front, radiator, built in wardrobe.

Bathroom

1.99m x 1.64m (6' 6" x 5' 5")

Double glazed window to rear, white suite comprising 'P' shaped bath with fitted electric shower and screen, hand basin, W.C.

OUTSIDE

Rear Garden

A pretty rear garden backing on to Sparrow Wood, laid to composite deck, established borders with shrubs and trees.

Frontage

Private driveway for two cars.