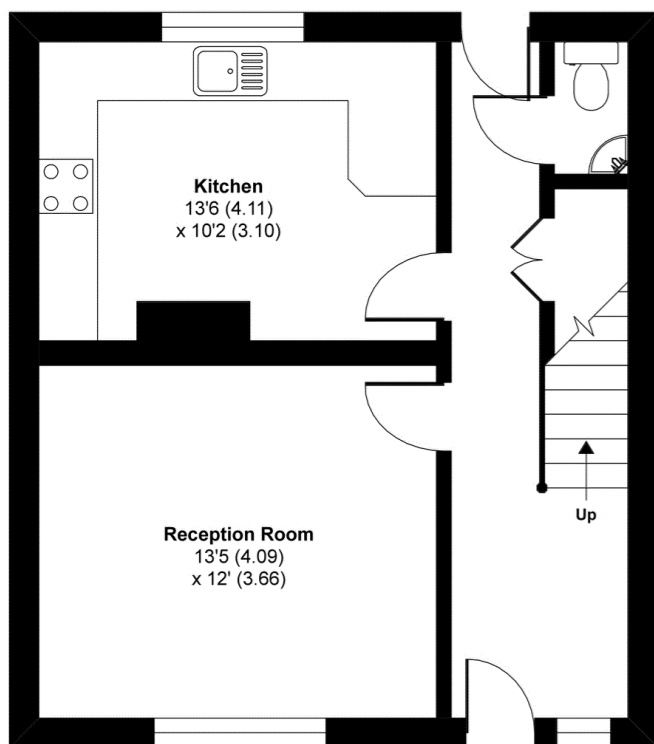


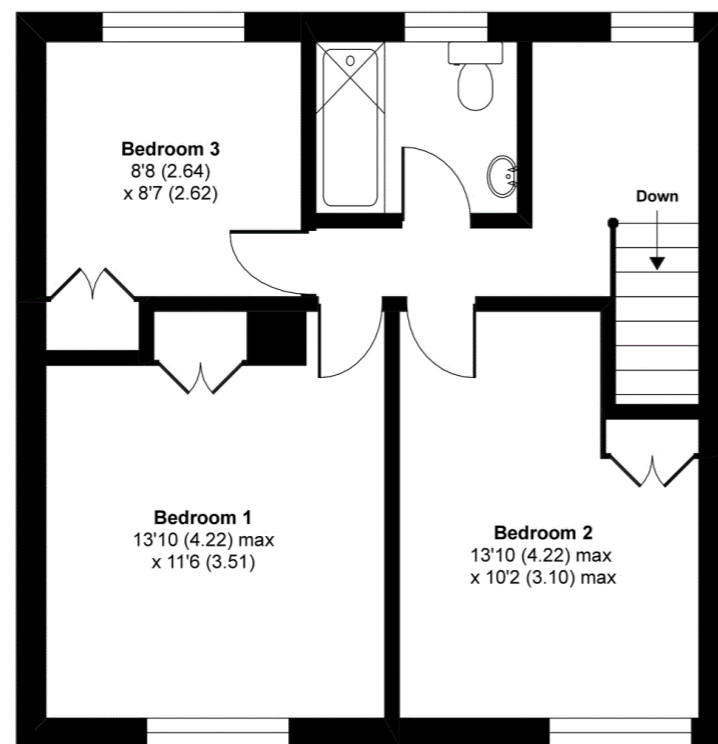
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 969 sq ft / 90 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Viewing by appointment with our Petts Wood Office - 01689 606666

58 Chorley Wood Crescent, Orpington, Kent, BR5 2SG

Guide Price £450,000 Freehold

- Deceptively Spacious
- Three Generous Bedrooms
- GF Cloakroom
- Useful Side Access
- Mid Terrace House
- Breakfast Kitchen
- 63ft Rear Garden
- Parking for Two Cars

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.
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58 Chorley Wood Crescent, Orpington, Kent, BR5 2SG

GUIDE PRICE £450,000 - £475,000

This 1950's built inner terrace house offers light and airy accommodation with three generous bedrooms on the first floor, perfect for a growing family. The double aspect entrance hall of 6.95m deep leads to a spacious lounge, breakfast kitchen and cloakroom. Each bedroom has a built-in wardrobe and the third bedroom measures 2.64m by 2.62m, so larger than your average box room. Outside you will find a manicured rear garden laid to lawn, useful side access for the keen gardener, a garden shed for storage, plus a block paved driveway for two cars. Benefits to note include double glazed windows, gas central heating by combination boiler, well presented interior, ample storage and sizeable hall landing offering space for a desk. The property is well placed for nearby reputable schools, local shops in Cotmandene Crescent, transport links (R11 bus route), St Marys Cray mainline station, Nugent Shopping Park and Orpington amenities. **EXCLUSIVE TO PROCTORS.**

Location

Chorleywood Road is conveniently situated close to reputable schools, transport links and open spaces, nearby Nugent Shopping centre, for local schools, Orpington and Chislehurst amenities.



GROUND FLOOR

Entrance Hall

6.95m x 1.82m (22' 10" x 6' 0") Part glazed entrance door, opaque window to side, radiator, built in under stairs storage cupboard, built in cupboard housing washing machine with shelf above, meter cupboard and circuit breaker, double glazed door to garden.

Cloakroom

Double glazed window to rear, W.C, hand basin, wall cabinet.

Lounge

4.09m x 3.66m (13' 5" x 12' 0") Double glazed window to front, radiator, cable point.

Breakfast Kitchen

4.11m x 3.10m (13' 6" x 10' 2") Double glazed window to rear, fitted wall and base cabinets, built in electric oven, gas hob set on work top, extractor fan, one and

half bowl sink unit, breakfast bar, concealed central heating boiler (combination boiler) gas meter.

FIRST FLOOR

Landing

Double glazed window to rear, space for wardrobe or study area, access to loft for storage.

Bedroom One

4.22m x 3.51m (13' 10" x 11' 6") Double glazed window to front, radiator, built in wardrobe.

Bedroom Two

4.22m x 3.10m (13' 10" x 10' 2") Double glazed window to front, radiator, built in wardrobe.

Bedroom Three

2.64m x 2.62m (8' 8" x 8' 7") Double glazed window to rear, radiator, built in wardrobe, floating shelves.

Bathroom

2.12m x 1.79m (6' 11" x 5' 10") Double glazed window to rear, white suite comprising bath with shower attachment, W.C, hand basin, chrome heated towel rail, wall cabinet.

OUTSIDE

Garden

63ft. Paved patio area, laid to lawn, outside tap, garden shed, covered storage area, established shrubs, side gate and access to front.

Frontage

Private driveway, block paved, parking for two cars, established shrubs.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: D

