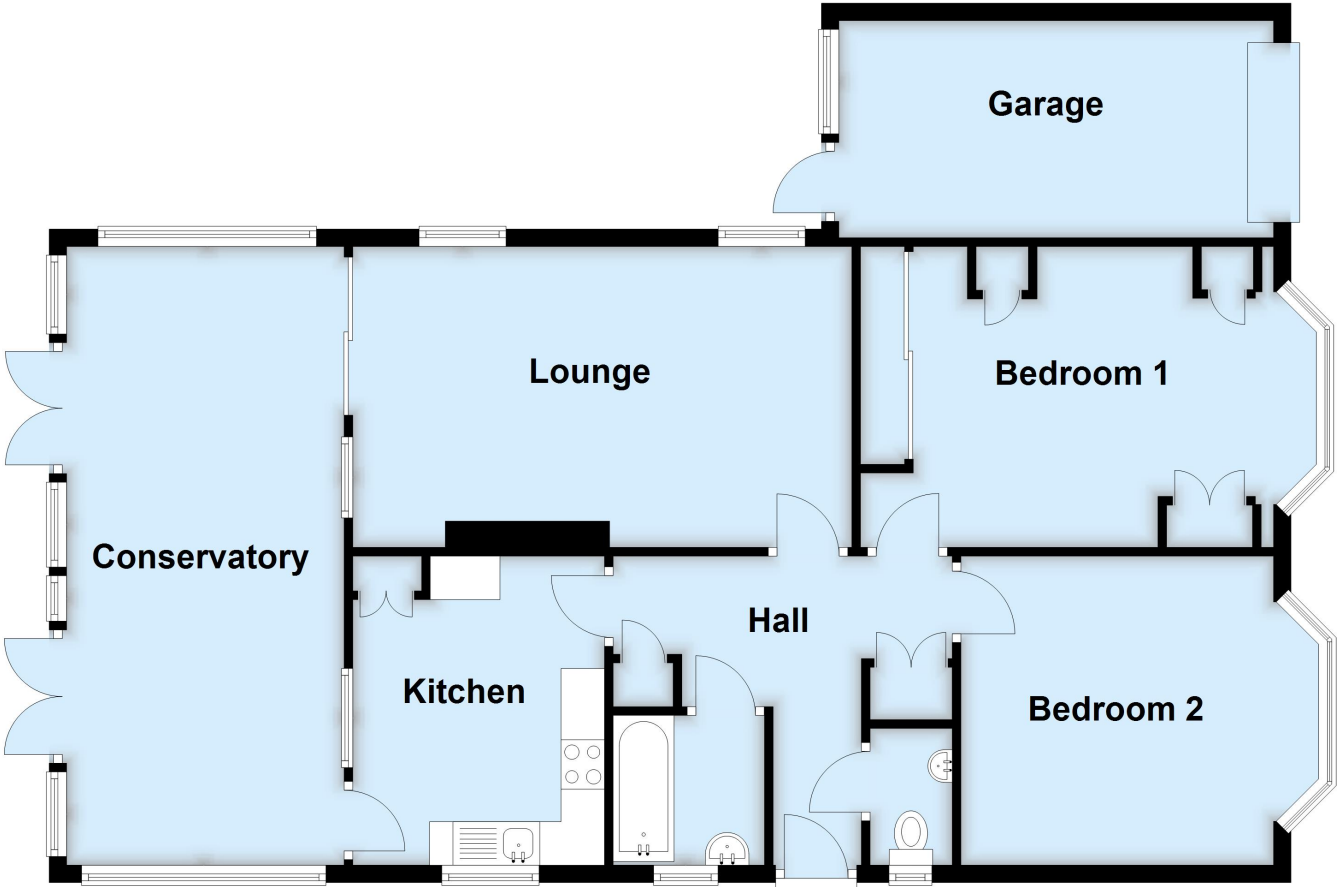


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Ground 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.
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Viewing by appointment with our Petts Wood Office - 01689 606666

12 Monks Way, Orpington, Kent, BR5 1HN

Guide Price £650,000 Freehold

- Deceptively Spacious
- Two Double Bedrooms
- Spacious Conservatory
- Attached Garage
- Detached Bungalow
- Generous Lounge
- 75ft Rear Garden
- Quiet Location

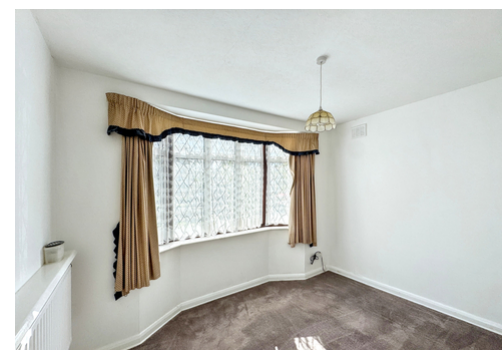
12 Monks Way, Orpington, Kent, BR5 1HN

GUIDE PRICE £650,000 - £675,000

This detached bungalow really offers a great opportunity for many prospective buyers. If you are considering to downsize, you will enjoy and appreciate the sense of space on offer and the local community. For the young family looking to future proof a family home, then this property offers unlimited potential and is perfect for reputable schools in Petts Wood and Orpington, plus a great transport network at your fingertips. There are two double bedrooms to front aspect, a generous living room, large kitchen, huge double glazed conservatory spanning the back elevation, bathroom and separate W.C. Outside you will note a well stocked garden of 75ft x 40ft, private driveway and attached garage. The property offers plenty of scope to extend the rear elevation or add a loft conversion to mirror neighbouring properties (subject to planning permission). Additional benefits include CHAIN FREE availability, security system, gas central heating, original parquet flooring and quiet location. Nearby amenities include Crofton and Darrick Wood Schools, grammar schools St Olaves and Newstead Woods, transport in Crofton Lane, Petts Wood and Orpington mainline stations, Sparrow Wood and Locksbottom amenities. Viewing comes highly recommended.

Location

Drive out of Petts Wood town centre via Queensway and Towncourt Lane, bear right at Crofton Schools into Crofton Lane, right into St Thomas Drive and right into Monks Way.



Entrance Hall

Original oak entrance door with stained glass leaded light window pane, parquet flooring, radiator, fitted coat storage cupboard, access to loft, room thermostat.

Lounge

5.15m x 3.78m (17' 0" x 12' 5") Double glazed sliding doors to conservatory, two double glazed leaded light windows to side, parquet flooring, radiator, fireplace surround with marble insert and hearth, wall lights.

Kitchen

3.40m x 2.90m (11' 2" x 9' 6") Single glazed door to conservatory, double glazed window to rear and side, wall and base cabinets, single sink unit, free standing oven with gas hob, dishwasher and



washing machine, extractor hood, fridge, wall mounted central heating boiler, radiator.

Double Glazed Conservatory

6.90m x 2.34m (22' 8" x 7' 8") Pair of double glazed French doors to garden, radiator, tiled floor, wall spotlights, double glazed full height windows.

Bedroom One

5.12m x 3.34m (16' 10" x 11' 0") (into bay window) Double glazed leaded light bay window to front, large mirrored wardrobe, fitted furniture, radiator.

Bedroom Two

3.44m x 3.21m (11' 3" x 10' 6") (into bay window) Double glazed leaded light window to front, radiator.



Bathroom

1.72m x 1.54m (5' 8" x 5' 1") Double glazed window to side, white suite comprising bath, hand basin, radiator, heated towel rail, wall cabinet, fitted shower over bath, tiled walls.

Separate W.C

Double glazed window to side, W.C, hand basin, tiled interior.

OUTSIDE

Garage

Attached to side, electric up and rolling door, power and light, window and door to garden, gas and electric meter.

ADDITIONAL INFORMATION

Council Tax

Local Authority : Bromley
Council Tax Band : F

