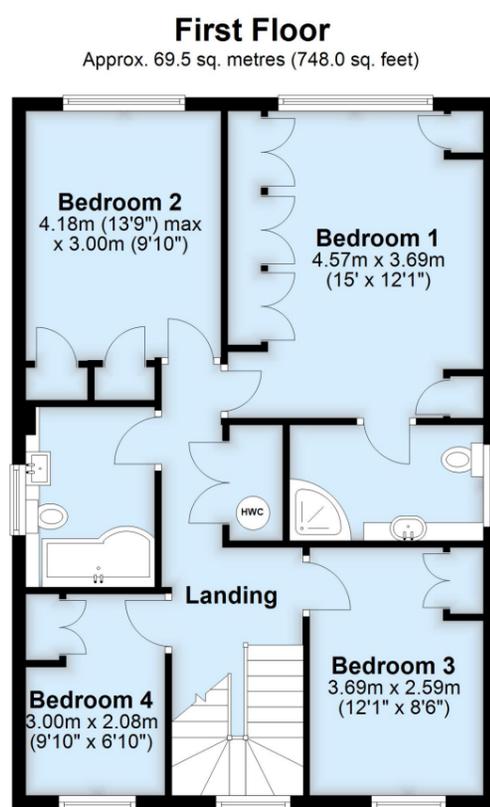
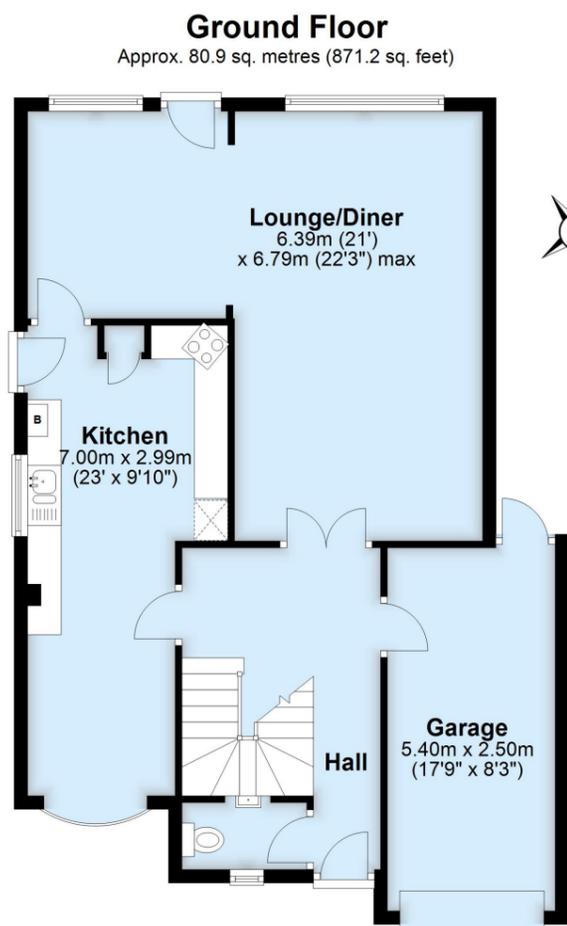




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 150.4 sq. metres (1619.3 sq. feet)
 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

2 Berkeley Close, Petts Wood, Orpington, Kent, BR5 1SB
Guide Price £795,000 Freehold

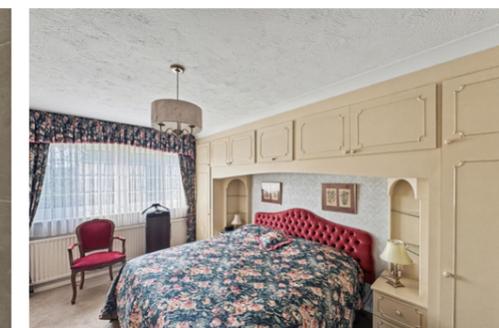
- Linked Detached House
- Generous Breakfast Kitchen
- En-Suite Shower
- 60ft West Garden
- Four Bedrooms
- Two Reception Rooms
- Spacious Family Bathroom
- Near Two Stations

2 Berkeley Close, Petts Wood, Orpington, Kent, BR5 1SB

FIRST TIME ON THE MARKET SINCE NEW. This Georgian style 1970's built linked detached house enjoys a quiet cul-de-sack aspect, within close proximity of Crofton Schools (Ofsted Outstanding for Infants and Juniors), walkable distance to two mainline stations (Petts Wood and Orpington), Petts Wood town centre for an abundance of amenities. Grammar schools St Olave's and Newstead Wood schools in Orpington, plus good transport links and local shops in Crofton Lane. The accommodation comprises four bedrooms on the first floor, a spacious living room, open plan dining room, a generous breakfast kitchen with dining area, cloakroom off the entrance hall, sizeable en-suite shower room off the main bedroom, plus a family bathroom with additional shower. Outside you will find a secluded west-facing garden of 60ft in depth approximately, private block paved driveway, a single garage with inside, rear and front access, plus outside side access. Features include CHAIN FREE occupation, kitchen appliances to remain, double glazed Georgian style windows, gas central heating, desirable location, fitted wardrobes and well presented interior. A great opportunity for a young family moving into the district looking for a variety of amenities on your doorstep. Petts Wood and Orpington stations offer a Southeastern service, for five mainline London stations, fast to London Bridge, DLR via Lewisham and ThamesLink service via Bromley South. EXCLUSIVE TO PROCTORS.

Location

From Crofton Schools, drive into Crofton Lane, over the railway bridge, turn left into Homesdale Road, right into Buckingham Close and Berkeley Close is on the right.



GROUND FLOOR

Entrance Hall

Carolina entrance door, radiator, understairs coat cupboard, Georgian French doors to reception room, interior door to garage, radiator.

Cloakroom

A Opaque porthole window to front, modern suite, W.C, hand basin on vanity unit, radiator.

Lounge

Double glazed window to rear overlooking garden, two radiators, wall lights, archway to dining room.

Dining Room

Double glazed French door to garden, double glazed window to rear aspect, radiator, door to breakfast kitchen.

Breakfast Kitchen

Double glazed window to side and double glazed door to garden, range of limed oak effect wall and base cabinetry, built-in double oven, eye level microwave oven, integrated fridge and freezer, integrated dishwasher, built-under washing machine, one and half bowl sink unit, gas hob unit set on work top with decorative canopy, extractor hood, concealed central heating boiler.

Breakfast Area

Double glazed bay window to front, radiator.

FIRST FLOOR

Landing

Double glazed window to front, radiator (half landing), built-in double cupboard with hot water cylinder, access to loft.

Bedroom One

Double glazed window to rear, fitted wall to wall wardrobes, bedside cabinets, radiator, door to en-suite shower room.

En-Suite Shower Room

Double glazed window to side, corner shower unit with built-in controls, W.C, hand basin on vanity unit, wall lights, radiator.

Bedroom Two

Double glazed window to rear, two built-in single wardrobes, radiator.

Bedroom Three

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

Bedroom Four

Double glazed window to front, built-in double wardrobe, radiator, wall shelves. Currently a home office.

Family Bathroom

Double glazed window to side, white suite comprising 'P' shaped bath with built in shower and shower screen, back to cabinet W.C, hand basin on vanity unit, radiator with chrome heated towel rail.

OUTSIDE

Rear Garden

60' (18.29m approximately, west facing aspect, paved patio area, well stocked borders, mature shrubs and trees, garden shed, side access via decorative brick arch, wrought iron gate, access to garage.

Integral Garage

Semi-integral garage with up and over door, power and light, electric meter and gas meter, double glazed door to garden. Interior hall access.

Frontage

Block paved driveway, laid to lawn, mature shrubs and trees.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: G

