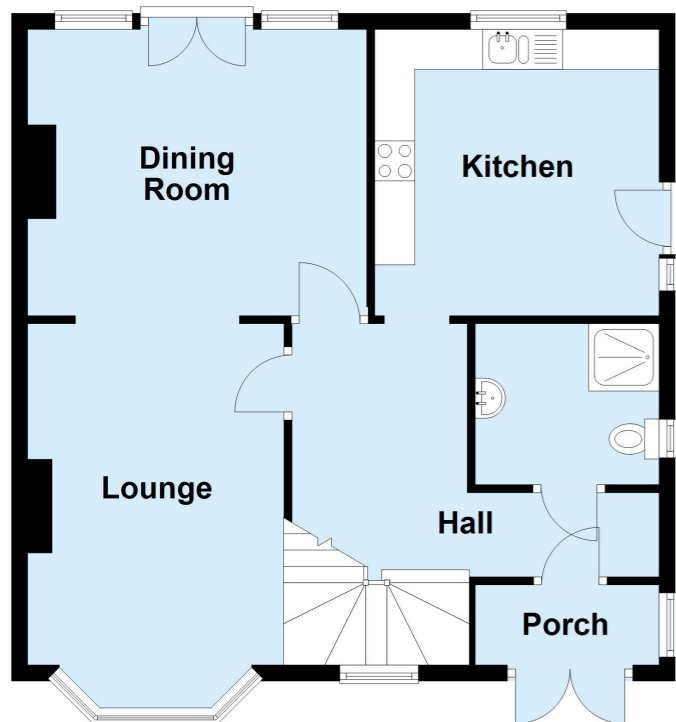




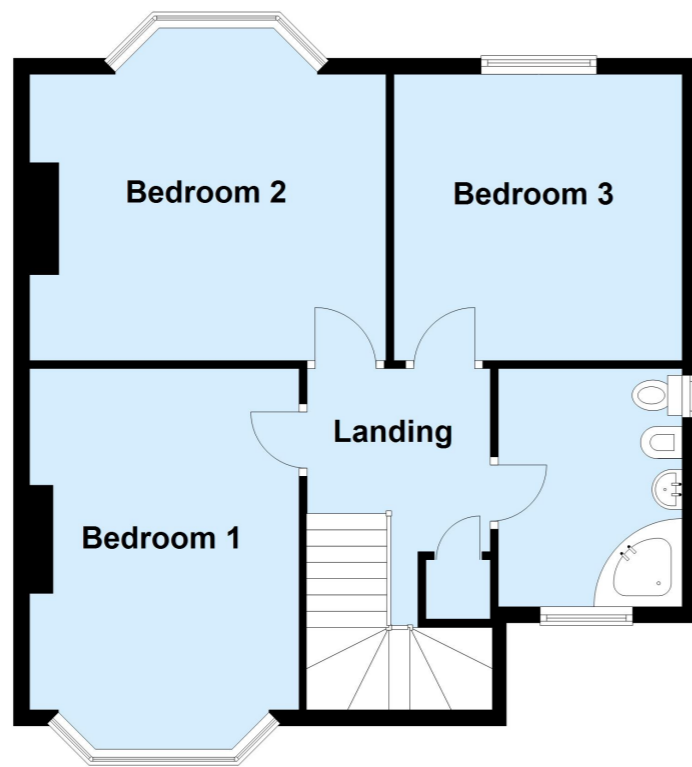
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	54	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



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

14 West Way, Petts Wood, Orpington, Kent, BR5 1LW  
**Guide Price £825,000 Freehold**

- 1930s Character Semi
- Two Reception Rooms
- Family Bathroom
- Four Minutes Mainline
- Three Generous Bedrooms
- Ground Floor Shower Room
- South Facing Garden
- Nearby Reputable Schools

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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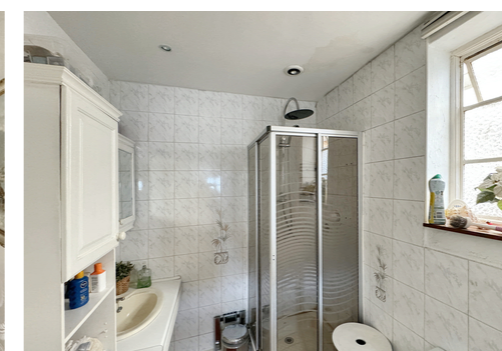


## 14 West Way, Petts Wood, Orpington, Kent, BR5 1LW

This character 1930s built semi-detached house offers generous size rooms throughout, situated within a few minutes' walk of Petts Wood mainline station, Station Square amenities for a variety of independent shops, delis and larger stores. Reputable Crofton Schools (for Ofsted outstanding - infants and juniors), plus good transport links serving Orpington and Bromley's larger communities. The bright and spacious interior comprises three double bedrooms, a double aspect through lounge/diner, kitchen, ground floor shower room/cloakroom off the L shaped entrance hall, and family upstairs bathroom. Outside you will find a delightful south facing garden laid to lawn, lean-to carport/covered storage area and private driveway. Additional benefits include original parquet flooring on the ground floor, stained glass leaded light stair window, gas central heating and double glazed windows. There is potential to future proof the accommodation by extending the rear and side elevations, or adding a loft conversion to mirror neighbouring properties. (subject to usual planning consent). Exclusive to PROCTORS

### Location

West Way is situated just off Station Square, convenient for the mainline station and Crofton schools catchment.



### Ground Floor

#### Entrance Hall

4.40m x 1.92m (14' 5" x 6' 4") Part glazed entrance door to front, original parquet flooring, radiator cabinet, cornice to ceiling. Electric meter.

#### Through Lounge/Diner

4.40m x 4.08m (14' 5" x 13' 5") (Into alcove and bay window) Double glazed bay window to rear with French doors leading to the garden, period style limestone fireplace surround with insert, gas coal effect fire, granite hearth, original parquet flooring, recessed ceiling lights, two radiators, square opening to dining area.

#### Dining Room Area

5.03m x 3.34m (16' 6" x 11' 0") (Into alcove) Double glazed bay window to front, recessed chimney breast with decorative coal fire.

#### Kitchen

3.32m x 2.85m (11' 0" x 9' 4") Double glazed window to rear, gloss white wall and base cabinets, built-in electric oven, induction hob set on solid oak worktop

extractor hood, inset single sink unit, built-under dishwasher, breakfast bar, radiator, recessed ceiling lights, quarry tiled flooring.

#### Shower Room

2.13m x 02.13m (7' 0" x 7' 0") Casement window to side, corner shower unit, W.C., hand wash basin on vanity unit, heated towel rail, recessed ceiling lights, wall cabinet.

### First Floor

#### Landing

Built-in airing cupboard housing hot water cylinder, access to loft via ladder.

#### Bedroom One

4.98m x 3.30m (16' 4" x 10' 10") (Into bay window and alcove) Double glazed bay window to front, radiator.

#### Bedroom Two

4.38m x 4.00m (14' 4" x 13' 1") (Into bay window and alcove) Double glazed bay window to rear, radiator.

#### Bedroom Three

3.40m x 2.90m (11' 2" x 9' 6") Double glazed window to rear, radiator,

recessed ceiling lights.

#### Bathroom

3.45m x 1.95m (11' 4" x 6' 5") Double glazed windows to front and side, corner bath, hand wash basin, W.C., bidet, chrome heated towel rail.

### Outside

#### Rear Garden

South facing rear garden, paved patio area, laid to lawn, established shrubs and trees, garden shed.

#### Lean-To Carport

Attached lean-to, Perspex roof. redevelopment potential.

#### Frontage

Private driveway and established garden.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : F

