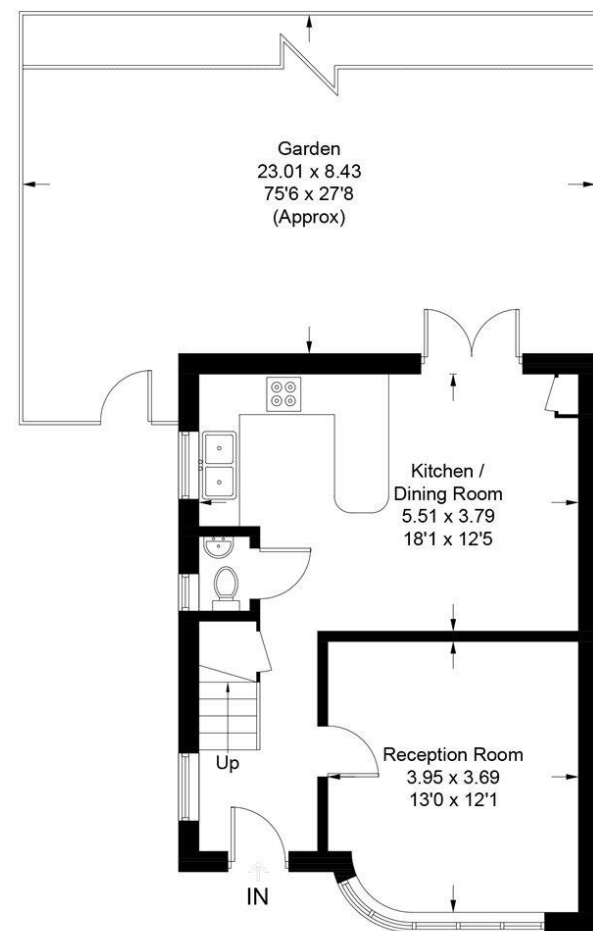


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



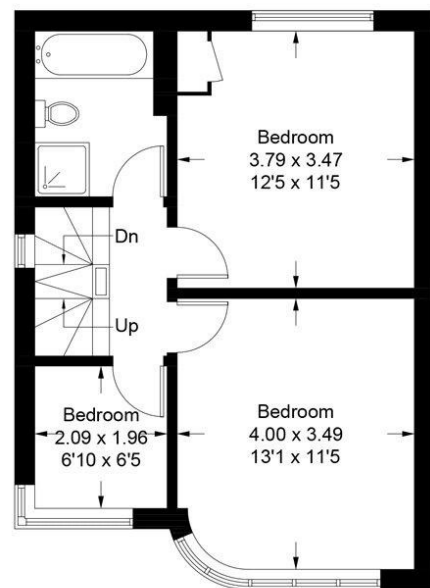
Ground Floor

Fieldway Petts Wood, Orpington, Br5

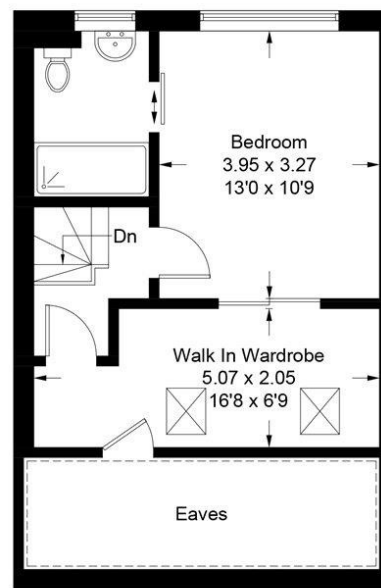
Approximate Gross Internal Area = 125.8 sq m / 1354 sq ft
(Including Eaves)



Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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 Fieldway, Petts Wood, Orpington, Kent, BR5 1JP £775,000 Freehold

- Four Generous Bedrooms
- Separate Reception
- En-Suite Dressing Room
- Cul- De- Sac Aspect
- Social Dining Kitchen
- Two Bathrooms
- Large Family Garden
- Crofton Catchment

2 Fieldway, Petts Wood, Orpington, Kent, BR5 1JP

This impressive 1930's built semi-detached house is situated within the Crofton schools catchment area and boasts a four bedroom layout, with the added bonus of a well organised loft conversion. Offering ample space for the growing family or those seeking a turnkey home, situated close to Station Square for good transport, mainline station and a comprehensive range of stores, coffee hubs, delis and restaurants. The loft conversion adds valuable space providing an en-suite dressing room, wardrobe space and a contemporary shower shower room. There is a social dining kitchen with peninsular breakfast bar, family bathroom with additional shower on the first floor and a cloakroom of the semi open plan entrance hall. The generous garden is mainly laid to lawn, and there are decked areas for social gatherings. Features include double glazed windows, gas central heating, natural wood plank flooring, Hive heating, Venetian blinds to remain, water softener and filter, private driveway for two cars, security vehicle bollard, bright and airy rooms, Velux windows in the loft space and wide frontage to name a few. The current owners have submitted plans to extend the side and rear elevations which hope to be granted in July 2025 (Ref. No: 25/01108/FULL6) Exclusive to Proctors.

Location

From Station Square proceed along Fairway, cross over Tudor Way into St Johns Road, turn right into Beaumont Road and Fieldway is on the left.



GROUND FLOOR

Entrance Hall

Double glazed entrance door, double glazed window to side, understairs meter cupboard, radiator, semi open plan to dining kitchen.

Front Reception Room

3.95m x 3.69m (13' 0" x 12' 1") Double glazed bay window to front, radiator.

Social Dining Kitchen And Breakfast Area

5.51m x 3.79m (18' 1" x 12' 5")

Kitchen Area

Double glazed window to side, built in electric oven, gas hob set in quartz work top, extractor hood, inset one and half bowl sink with filter tap, concealed water softener, white appliances to remain (washing machine, tumble dryer, dishwasher), American fridge/freezer negotiable. .

Dining Area

Double glazed French doors to rear, peninsular breakfast bar, recessed ceiling lights, vertical radiator.

Cloakroom

Opaque window to side, wall mounted W.C, hand basin, extractor fan, recessed ceiling lights.

FIRST FLOOR

Landing

Stairs to second floor and main bedroom.

Bedroom Two

4.00m x 3.49m (13' 1" x 11' 5") Double glazed bay window to front, free standing wardrobes to remain, radiator.

Bedroom Three

3.79m x 3.47m (12' 5" x 11' 5") Double glazed window to rear, built in cupboard with central heating boiler, radiator.

Bedroom Four

2.09m x 1.96m (6' 10" x 6' 5") Double glazed corner window to front, radiator.

Family Bathroom

Double glazed window to side, white suite comprising bath with mixer tap, separate shower cubicle with drench shower, electronic start/stop, hand basin on vanity unit, W.C, ceramic tiled floor with underfloor heating, wall cabinet.

Landing

Bedroom One

3.95m x 3.27m (13' 0" x 10' 9") Double glazed window to rear, radiator, sliding doors to en-suite, dressing room, door to en-suite shower, recessed ceiling lights.

En-Suite Shower Room

Double glazed window to rear, white suite comprising walk in shower, drench shower, hand basin on vanity unit, wall mounted W.C, chrome heated towel rail, LED mirror, recessed lights and auto lighting, extractor fan.

En-Suite Dressing Room With Wardrobes

5.07m x 2.05m (16' 8" x 6' 9") Two double glazed Velux windows to front, recessed ceiling built in wardrobes and storage areas, eaves storage.

OUTSIDE

Rear Garden

23.01m x 8.43m (75' 6" x 27' 8") Approximately. Raised decked terrace area, decked patio, laid to lawn, outside power, wide side access, garden shed.

Frontage

Private driveway and front garden, parking for two cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F