

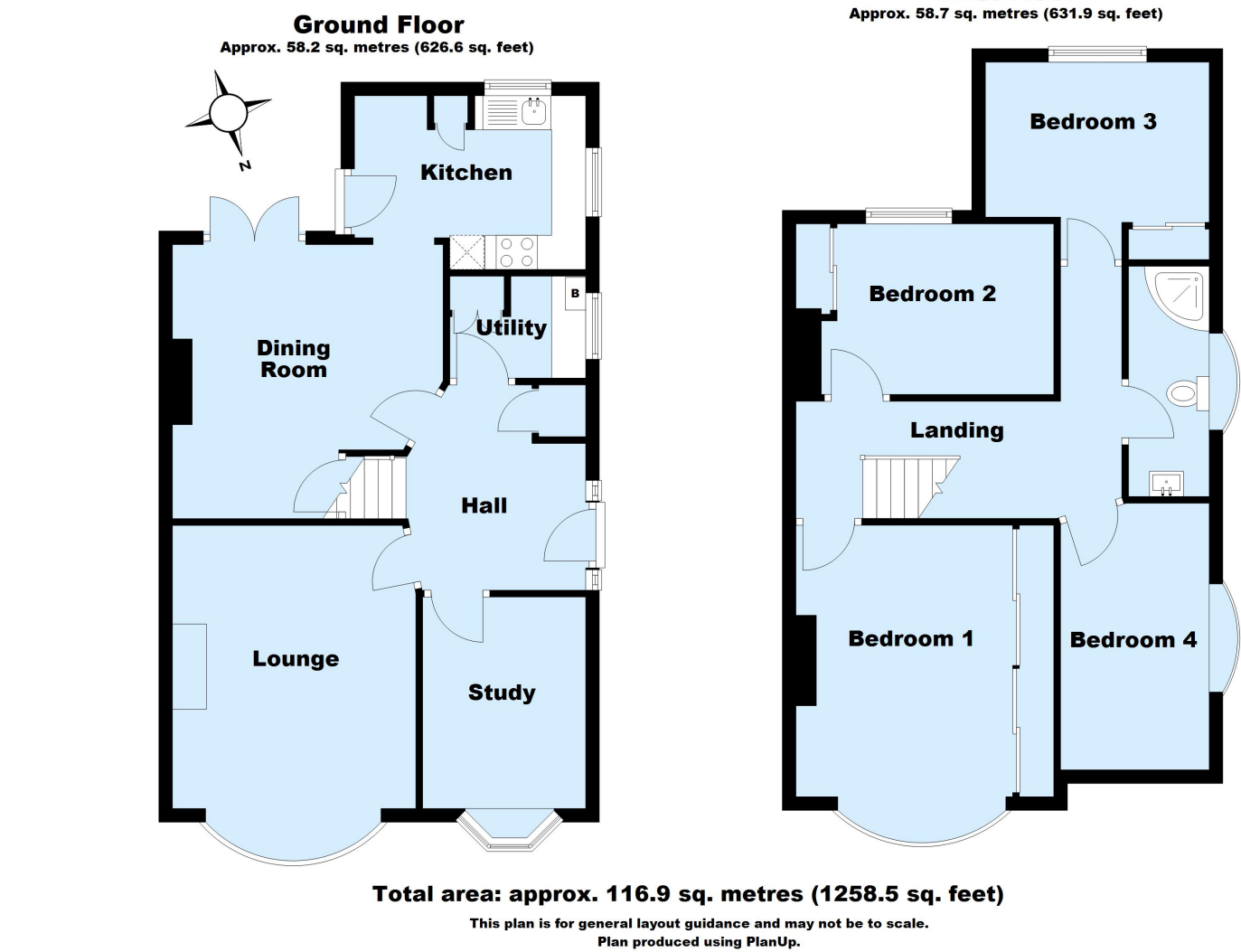
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

## 191 Poverest Road, Petts Wood, Orpington, Kent, BR5 1RD Offers Over £635,000 Freehold

- Desirable Chalet
- Two Reception Rooms
- Contemporary Kitchen
- Ground Floor Cloakroom
- Four Double Bedrooms
- GF Study/ 5th Bedroom
- Separate Utility Room
- South Facing Garden



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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## 191 Poverest Road, Petts Wood, Orpington, Kent, BR5 1RD

This extended 1930's built semi-detached chalet is conveniently placed for Petts Wood town centre for an array of amenities, two mainline stations (Petts Wood and St Mary Cray, good transport links, reputable nearby schools and Nugent Shopping Park for major stores (M&S, Boots and Next). The accommodation has been extended on the first floor to provide four double bedrooms and a family shower room. The ground floor offers a spacious lounge with bay window, dining room, separate study/5th bedroom, a contemporary kitchen, utility room and cloakroom off the entrance hallway. Outside you will note a south facing garden mainly laid to lawn and deep frontage for parking several cars. Benefits to note include a well-presented interior, recent combination boiler, gas central heating, double glazed windows and alarm system. To fully appreciate the space on offer for the growing family, interior viewing comes highly recommended. For further information about viewing this property today, contact PROCTORS - PETTS WOOD.

### Location

From Station Square bear right into Petts Wood Road, continue into Poverest Road and the property is on the right, just before Forest Way.



### Ground Floor

#### Entrance Hall

3.07m x 2.55m (10' 1" x 8' 4") Double glazed entrance door two radiator covers.

#### Cloakroom

Double glazed window to side, W.C., hand wash basin.

#### Lounge

4.75m x 3.57m (15' 7" x 11' 9") (into bay window and alcove) Double glazed bay window to front, two radiators, feature fire place surround with gas coal effect fire, Virgin cable point.

#### Dining Room

4.25m x 3.81m (14' 0" x 12' 6") Double glazed French doors to garden, radiator, under stairs meter cupboard.

#### Kitchen

3.30m x 2.12m (10' 10" x 7' 0") (triple aspect room) Double glazed windows to rear and side, double glazed door to garden, built-in electric double oven, gas hob unit set in worktop, one and a half bowl sink unit, plumbed for dishwasher, recess for fridge/freezer, ceramic tiled floor, recessed ceiling lights, stainless steel extractor hood, radiator, (appliances negotiable).

#### Study/ Bedroom Five

3.15m x 2.34m (10' 4" x 7' 8") Double glazed

Oriel bay window to front, radiator, fitted wardrobes.

#### Utility Room

2.06m x 1.50m (6' 9" x 5' 0") Double glazed window to side, fitted storage cupboards, wall mounted combination boiler, plumbed for washing machine, space for tumble dryer, ceramic tiled floor, recessed ceiling lights, extractor fan.

### First Floor

#### Landing

4.73m x 1.70m (15' 6" x 5' 7") Access to loft via ladder, two radiators.

#### Bedroom One

4.86m x 3.78m (16' 0" x 12' 5") (into bay window/wardrobes and alcove). Double glazed bay window to front, radiator, wall to wall wardrobes with sliding doors.

#### Bedroom Two

3.44m x 2.44m (11' 3" x 8' 0") Double glazed window to rear, radiator, fitted wardrobes.

#### Bedroom Three

3.30m x 2.14m (10' 10" x 7' 0") (Excluding wardrobes) Double glazed window to rear, radiator, fitted wardrobes with mirror sliding doors.

#### Bedroom Four

3.87m x 2.14m (12' 8" x 7' 0") Double glazed

window to side, radiator, fitted wardrobes.

#### Shower Room

3.26m x 1.15m (10' 8" x 3' 9") Double glazed window to side, white suite comprising large corner shower, hand wash basin, W.C., radiator, chrome heated towel rail, ceramic tiled walls and floor, recessed ceiling lights.

### Outside

#### South Facing Garden

Block paved patio, laid to lawn, garden shed, side entrance with brick arch.

#### Frontage

Block paved frontage for ample off road parking, walled front.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E