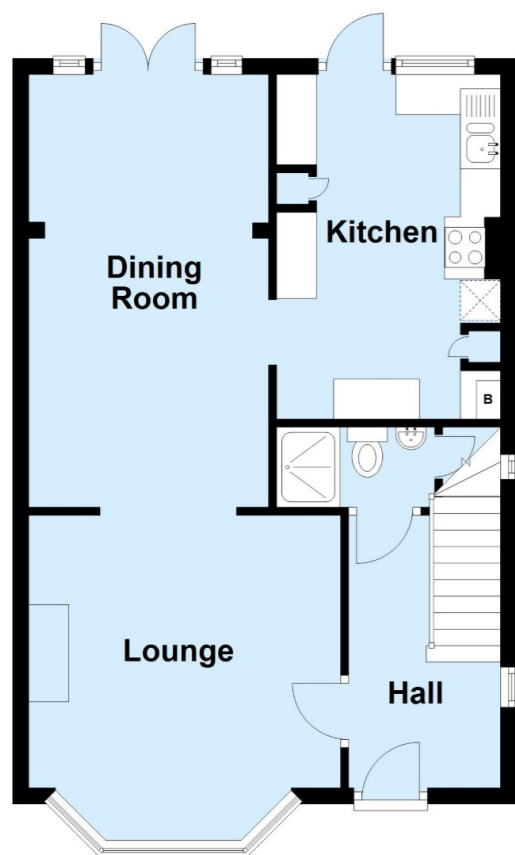


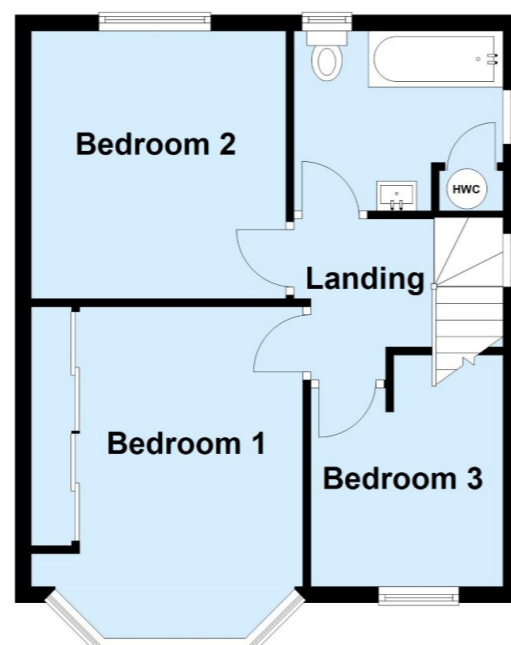
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 53.0 sq. metres (570.5 sq. feet)



First Floor
 Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 94.4 sq. metres (1016.3 sq. feet)

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

26 Eynsford Close, Petts Wood, Orpington, Kent, BR5 1DP
Guide Price £650,000 Freehold

- Extended Detached House
- Sitting Room & Dining Area
- Private Parking
- Close to Crofton Schools
- Bay-Fronted Lounge
- Three Bedrooms
- Cul-De-Sac Aspect
- Perfect for Mainline

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.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london

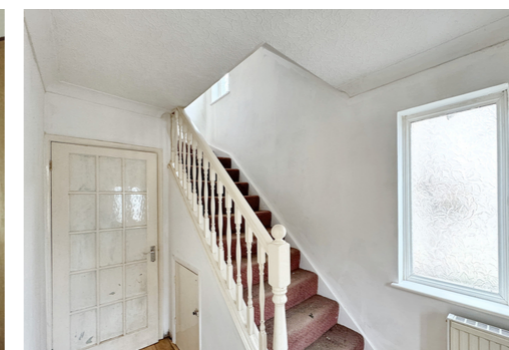


26 Eynsford Close, Petts Wood, Orpington, Kent, BR5 1DP

This extended post War built detached family house occupies a quiet cul-de-sac setting in central Petts Wood, within close walking distance of Crofton Schools (Ofsted outstanding for infants and juniors), mainline station (serving five mainline London stations DLR via Lewisham and ThamesLink via Bromley South), the town centre for an array of amenities, nearby transport links serving Orpington and Bromley, plus an abundance of open green spaces. The property comprises three bedrooms, bay-fronted lounge, extended rear reception room of 5.37m X 2.88m, extended kitchen, ground floor shower room/cloakroom off the entrance hall and family bathroom. There is a paved frontage for private parking and rear garden with side access. Eynsford Close also offers direct access to Petts Wood recreation ground for family leisure time and woodland walks. Please note the property requires a fair amount of updating and would be ideal for the DIY enthusiasts. For further information about this property, please call the sole agents PROCTORS.

Location

Eynsford Close is centrally located and offers great access to Petts Wood mainline station and Crofton Schools.



GROUND FLOOR

Entrance Hall

3.29m x 1.78m (10' 10" x 5' 10") Double glazed entrance door, double glazed window to side, radiator.

Lounge

4.45m x 3.84m (14' 7" x 12' 7") Double glazed bay window to front, radiator, fire place surround with gas fire (not tested), door opening to sitting room and extended dining area.

Sitting Room And Dining Area

5.37m x 2.85m (17' 7" x 9' 4") Double glazed French doors to garden, radiator, door to kitchen.

Kitchen

4.20m x 2.66m (13' 9" x 8' 9") Double glazed door and window to rear, double glazed window to side, wall and base cabinets, built-in electric oven and separate grill, stainless steel extractor hood, one and a half bowl sink unit, plumbed for washing machine, breakfast bar, wine cooler, integrated dishwasher, recessed ceiling lights, wall mounted boiler.

Shower Room/Cloakroom (in need of modernisation)

Shower cubicle, W.C., hand wash basin, access to under stairs storage with meters.

FIRST FLOOR

Landing

Double glazed window to side, access to loft (via ladder).

Bedroom One

14' 7" x 12' (4.45m x 3.66m) (into wardrobes and bay window) Double glazed bay window to front, built-in wardrobes, radiator.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m) Double glazed window to rear, radiator.

Bedroom Three

8' x 7' 10" (2.44m x 2.39m) Double glazed window to front, radiator, high level cabinet bed, recessed ceiling lights, skylight window.

Family Bathroom

2.42m x 2.01m (7' 11" x 6' 7") Double glazed window to rear, double glazed window to side, bath, W.C., hand wash basin, hot water cylinder.

OUTSIDE

Rear Garden

Garden shed with power, lawn area, established shrubs.

Parking

Paved frontage, private parking for two cars. Shared drive to side leading to rear garden.

ADDITIONAL INFORMATION

Council Tax

Local Authority : Bromley
Council Tax Band : F

