

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

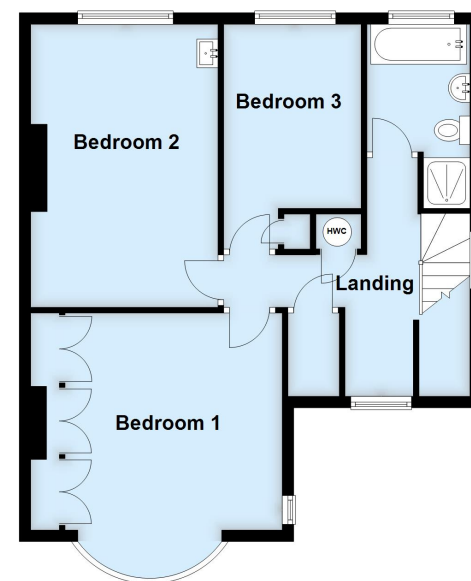
Ground Floor

Approx. 106.6 sq. metres (1147.6 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



Total area: approx. 167.4 sq. metres (1801.4 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

8 Little Thrift, Petts Wood, Orpington, Kent, BR5 1NQ

Guide Price £1,350,000 Freehold

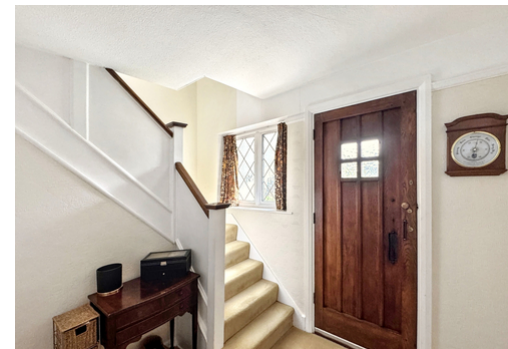
- Detached Family Home
- Two Reception Rooms
- Extensive Plot
- Scope to Exend
- Four Bedrooms
- Kitchen & Utility Room
- Prestigious Location
- Close to Mainline

8 Little Thrift, Petts Wood, Orpington, Kent, BR5 1NQ

New to the market since 1969. A rarely available 1930's built detached character house occupying a prestigious location in Little Thrift, a popular tree lined cul-de-sac surrounded by National Trust woodland. The property features an unbelievable plot size and offers scope to extend the existing footprint to mirror neighbouring properties, subject to the usual planning consents. The accommodation briefly comprises four bedrooms, two spacious reception rooms, breakfast kitchen, separate utility room, cloakroom and family bathroom. The guest bedroom/ 4th bedroom is situated on the ground floor. There is a breathtaking rear garden providing an extensive lawn, mature borders, woodland area and attached garage. Benefits to note include replacement boiler in 2024, double glazed character windows and well presented interior. Little Thrift is situated within a Conservation area within easy walking distance of Petts Wood mainline station and the town centre for an array of independent shops, restaurants, delis and larger stores and has adjacent access to all of Petts Wood National Trust woodland and open spaces. EXCLUSIVE TO PROCTORS.

Location

From Station Square proceed into Woodland Way, continue into Great Thrift and Little Thrift is on the left.



GROUND FLOOR

Entrance Porch

Oak entrance door, radiator, wall light.

Cloakroom

Double glazed window to side, back to cabinet W.C, hand basin, radiator.

Lounge

4.80m x 3.26m (15' 9" x 10' 8") Double glazed patio doors to garden, radiator.

Lounge/ Dining Room

4.80m x 4.30m (15' 9" x 14' 1") (into bay window and alcove) Double glazed bay window to front, radiator, feature fireplace surround with tiled hearth, feature porthole window to side.

Breakfast Kitchen

3.75m x 3.31m (12' 4" x 10' 10") Double glazed window to rear overlooking garden, built in electric oven, separate combination oven, gas hob set on work top, double basin sink unit, plumbed for dishwasher, walk-in pantry cupboard, radiator.

Utility Room

Double glazed door to garden, double glazed window to side, base units and wall cupboards, single drainer sink unit, plumbed for washing machine, wall

mounted central heating boiler (fitted approx 2024), skylight window, single glazed door to front aspect, radiator, leads to driveway and garage.

Bedroom Four

Double glazed window to rear, double glazed patio doors to garden, radiator, wall lights.

FIRST FLOOR

Landing

Double glazed bay window to front and side, access to loft (via wooden ladder), built-in airing cupboard with hot water cylinder, deep under eaves cupboard.

Bedroom One

5.00m x 3.68m (16' 5" x 12' 1") Double glazed bay window to front, wall to wall wardrobes, radiator, feature porthole window, wall lights.

Bedroom Two

4.80m x 3.28m (15' 9" x 10' 9") (into alcove) Double glazed window to rear, radiator, feature porthole window, hand basin.

Bedroom Three

3.80m x 2.37m (12' 6" x 7' 9") Double glazed window to rear, radiator, built in

wardrobe.

Bath & Shower Room

2.18m x 1.56m (7' 2" x 5' 1") Double glazed window to rear, bath, hand basin, W.C, separate shower cubicle, tiled interior, tiled walls.

Outside

Rear Garden

An extensive rear garden mainly laid to lawn, mature shrubs and trees plus a natural woodland to the rear aspect.

Attached Side Garage

Single brick built garage with double doors, power and light.

Frontage

Established front garden and private driveway leading to the detached garage.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: G