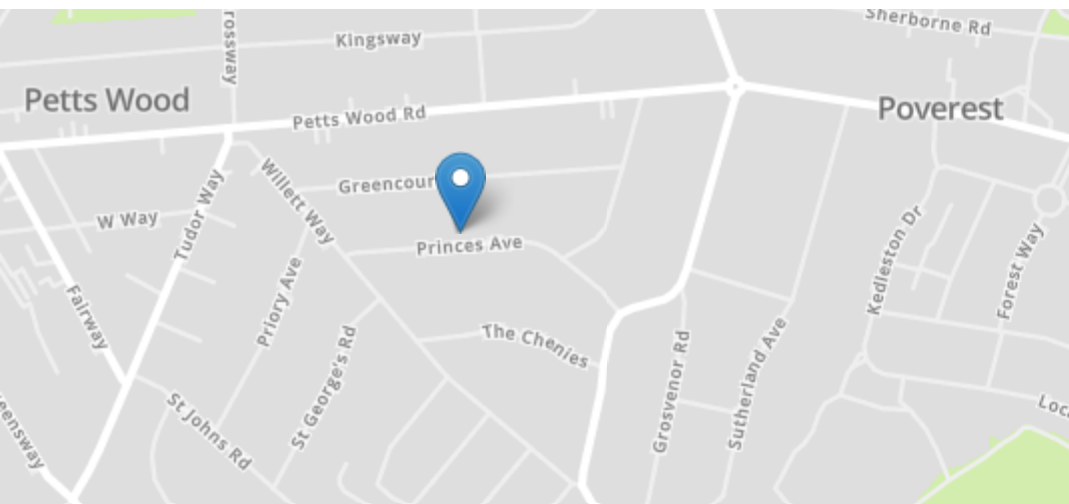
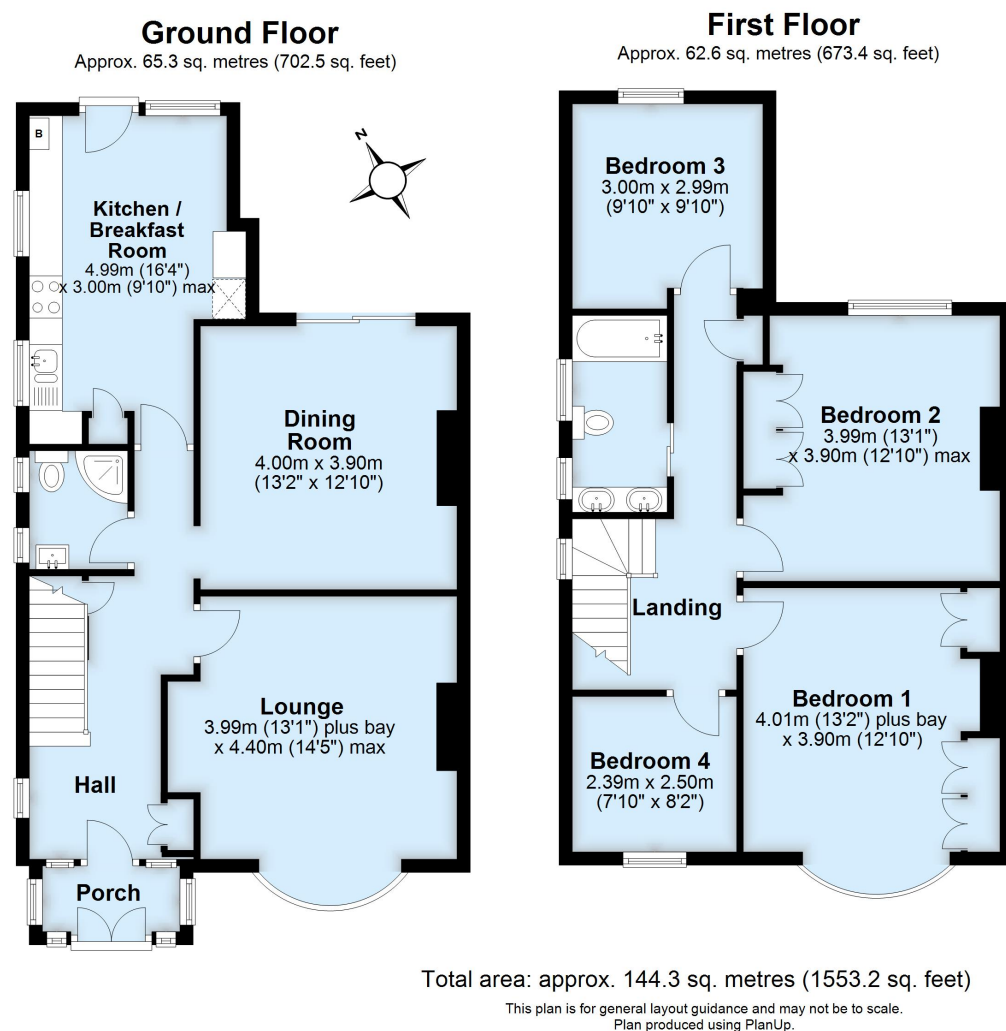




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	60	76
	EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

60 Princes Avenue, Petts Wood, Orpington, Kent, BR5 1QS
Guide Price £1,000,000 Freehold

- Chain Free Semi
- Two Reception Rooms
- Luxury Shower Room
- Immaculate Interior
- Four Generous Bedrooms
- Breakfast Kitchen
- Re-Modelled Bathroom
- Sought After Road

60 Princes Avenue, Petts Wood, Orpington, Kent, BR5 1QS

GUIDE PRICE £1,000,000 - £1,050,000

Welcome to this substantial 1930s character semi-detached house occupying a desirable location within close walking distance of Petts Wood mainline station, the town centre and reputable Crofton Schools (Ofstead Outstanding Infants and Juniors), plus nearby pre-schools. Offered for sale with no onward chain, the property has been extended in the past to provide four generous bedrooms plus a re-modelled bathroom on the first floor. The ground floor comprises a spacious bay fronted reception room, separate dining room, a newly fitted luxury shower room/WC off the inviting entrance hall, a well fitted breakfasting kitchen ideal for casual dining, and useful storm porch offering storage. Outside you will find a private frontage for parking, a gated driveway leading to the well insulated garage/workshop and family sized rear garden of 87ft. Features include a CHAIN-FREE STATUS, replacement boiler for central heating and a pressurised hot water system, beautiful natural wood flooring throughout the property, including the staircase, neutral interior, quality bathroom fittings, double glazed windows, re-fitted patio doors, security system, updated RCD unit, plus under floor heating in the shower room and bathroom, white goods to remain and fitted wardrobes. There is also further scope to extend the ground floor from the rear reception room to create an open plan space. Planning permission was granted in November 2020 but has now expired (ref:20/03903/FULL6). Interior viewing comes highly recommended by the Sellers' Sole Agent PROCTORS.

Location

From Station Square proceed into West Way, turn left into Tudor Way, right into Willett Way and Princes Avenue is second left.



GROUND FLOOR

Entrance Porch

Glazed entrance porch, porch light, useful storage cupboards.

Entrance Hall

Double glazed window to side, under stairs meter cupboard with RCD unit, built in coat cupboard, radiator.

Lounge

Double glazed bay window to front, feature fireplace with decorative coal fire, radiator, wall light.

Dining Room

Double glazed patio doors to garden, wall lights, radiator.

Breakfast Kitchen

A double aspect room with two double glazed windows to side, double glazed window and door to rear, range of oak fronted wall and base cabinets, built-in double oven, induction hob set in work top, extractor canopy, integrated fridge and freezer, one and half bowl sink unit, radiator, ceramic tiled flooring, dishwasher, washing machine and tumble dryer to remain.

Shower Room (Off Entrance Hall)

Two double glazed windows to side, quality white suite comprising corner shower unit, spray shower and drench head, hand basin

gloss white vanity unit, WC, vertical radiator, ceramic tiled interior, under floor heating, LED wall cabinet, extractor fan, recessed lighting. This room has been completely renovated.

FIRST FLOOR

Landing

Double glazed window to side with Venetian blinds, natural wood staircase with Oak treads, built-in cupboard, access to loft via ladder housing central heating boiler and pressurised hot water vessel.

Bedroom One

Double glazed bay window to front, fitted wall to wall wardrobes, radiator.

Bedroom Two

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

Double glazed window to rear, fitted wardrobe, radiator.

Bedroom Four

Double glazed window to front, Venetian blinds, gloss white wall storage unit, radiator.

Family Bathroom

Two double glazed windows to side, white suite comprising bath with built in shower, dual hand basins set in Granite work top and vanity unit, W.C, mirrored cabinet with lights, heated

towel rail, ceramic tiled flooring with under floor heating, extractor fan, recessed ceiling lights, tiled interior walls.

OUTSIDE

Rear Garden

87ft approximately. Paved patio area, laid to lawn established shrubs and trees, ornamental fishpond and waterfall, garden shed and greenhouse, side gates to drive.

Brick Built Garage/Workshop

Double vehicular doors, double glazed door and window to side, insulated interior, power and light, work benches to remain, replacement roof.

Frontage

Private driveway extended to vehicular wrought iron gates, garden laid to lawn, established flower beds and bushes.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : G