

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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	

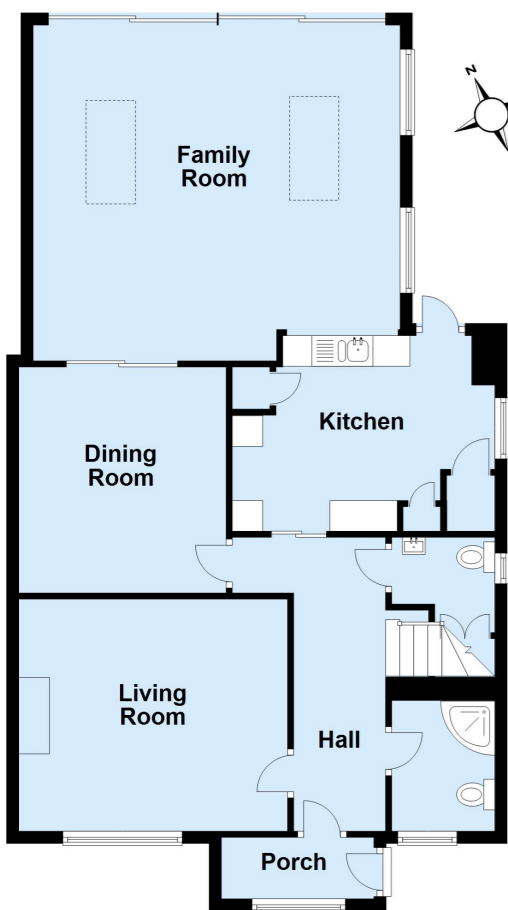


Viewing by appointment with our Petts Wood Office - 01689 606666

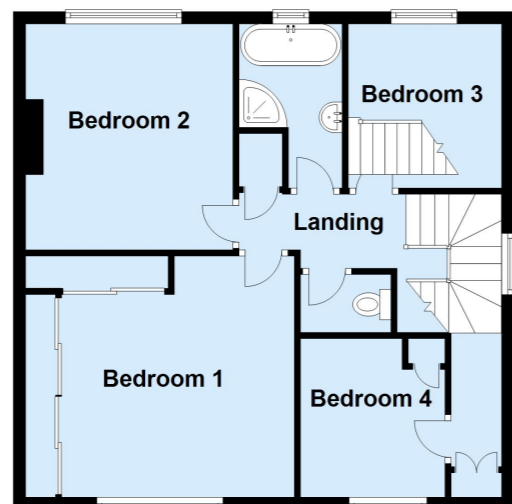
66 Hazelmere Road, Petts Wood, Orpington, Kent, BR5 1PD
Guide Price £950,000 Freehold

- Character Semi Detached
- Four / Five Bedrooms
- Bathroom & Shower Room
- Large Rear Garden
- Desirable Location
- Three Reception Rooms
- Self-Contained Annexe
- Close to Mainline

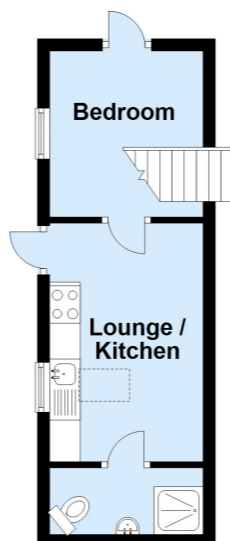
Ground Floor
 Approx. 96.1 sq. metres (1034.7 sq. feet)



First Floor
 Approx. 60.2 sq. metres (648.2 sq. feet)



Outbuilding
 Approx. 19.8 sq. metres (213.3 sq. feet)



Total area: approx. 176.2 sq. metres (1896.2 sq. feet)

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 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

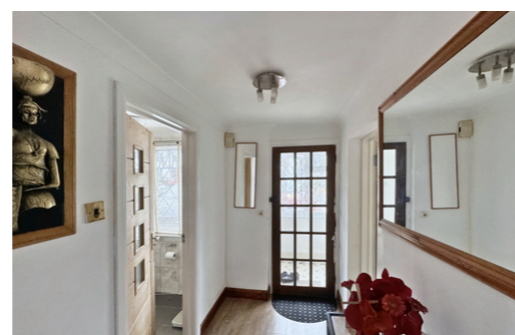


66 Hazelmere Road, Petts Wood, Orpington, Kent, BR5 1PD

This 1930s built semi-detached character house has been extended to the front and rear elevations and features a self-contained garden annex. The main accommodation comprises four bedrooms on the first floor, a main reception room measuring 6m by 5.5m leading to the garden, front reception room/ 5th bedroom, inner dining room, kitchen, shower room on the ground floor (adjacent front reception room) upstairs bathroom, separate WC and cloakroom off the hall. The self-contained garden annex provides a further living space with well-equipped kitchen area, a double bedroom and shower room. There is an attractive rear garden, mostly laid to lawn, garden water feature, private driveway for two cars and car port to the side. The property is situated within easy walking distance of the town centre, Petts Wood mainline station, good transport links in Station Square, plus an abundance of National Trust Woodland for outdoor activities (adjacent to the property). Benefits include updated electrics on the ground floor, new central heating boiler and some radiators, double glazing, and sought after location. Exclusive to PROCTORS.

Location

From Station Square, proceed into Woodland Way, turn right into Manor Way, turn left into Hazelmere Road and the property is on the right.



Ground Floor

Entrance Porch

Entrance Hall

Part glazed entrance door, new radiator, new flooring.

Main Living Room

6.00m x 5.50m (19' 8" x 18' 1") Wall to wall double glazed sliding doors leading to garden, radiator, feature electric fire, two roof lights for additional day light, fitted cupboard, wall lights.

Front Reception Room / 5th Bedroom

4.40m x 3.82m (14' 5" x 12' 6") Double glazed window to front, radiator, feature fireplace with decorative log fire, wall lights, new flooring.

Inner Dining Room

Patio doors to main reception room, new radiator, new flooring, wall lights.

Kitchen

4.27m x 3.20m (14' 0" x 10' 6") Window to side, light oak fronted wall and base cabinets, one and a half bowl sink unit, electric double range oven with hob, built-in microwave oven, integrated fridge and freezer, integrated dishwasher and washing machine, breakfast bar, ceramic tiled floor, built-in pantry cupboard, door to garden. large wall opening to main living room

Shower Room (off entrance hall)

1.98m x 1.55m (6' 6" x 5' 1") Double glazed window to front, corner shower cubicle, chrome heated towel rail, extractor fan, W.C., hand wash basin.

Cloakroom

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

First Floor

Landing

Double glazed window to side, access to loft (via ladder), built-in linen cupboard with combination boiler.

Bedroom One

3.83m x 3.71m (12' 7" x 12' 2") (Excludes wardrobe). Double glazed window to front, wall to wall wardrobes with sliding mirror doors, radiator, porthole window to side.

Bedroom Two

3.65m x 3.34m (12' 0" x 11' 0") (Into alcove) Double glazed window to rear, radiator.

Bedroom Three

2.67m x 2.56m (8' 9" x 8' 5") Double glazed window to rear, radiator.

Bathroom with Shower

1.7m x 1.63m (5' 7" x 5' 4") Double glazed window to rear, white suite comprising roll top bath, hand wash basin on vanity unit, corner shower cubicle, chrome heated towel rail, recessed ceiling lights.

Separate W.C.

W.C.

Landing For Bedroom Four

Built in cupboard.

Bedroom Four

2.25m x 2.48m (7' 5" x 8' 2") Double glazed window to front, radiator.

Outside

Self-Contained Garden Annex

Former brick built garage with pitched tiled roof. Now converted to an annex.

Living area

3.89m x 2.45m (12' 9" x 8' 0") Entrance Door, double glazed window to side, fitted wall and base cabinets, built-in electric oven, induction hob set in worktop, extractor hood, single sink unit, free standing washing machine and dishwasher (negotiable), sofa area, wall mounted electric heater, double glazed skylight window, recessed ceiling lights.

Double Bedroom

2.63m x 2.45m (8' 8" x 8' 0") Double glazed door to rear, double glazed window to side, wall heater.

Shower Room

2.50m x 1.13m (8' 2" x 3' 8") Shower cubicle with built-in shower controls, W.C., hand wash basin, extractor fan, ceramic tiled floor, heated towel rail, recessed ceiling lights.

Rear Garden

Paved patio area, extensive lawn, mature shrubs and trees, water feature, pergola to shaded dining area, stream with decorative bridge crossing to the boundary line, side access to the car port

Frontage

Private driveway, car port, wrought iron side gate, mature front garden.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : F