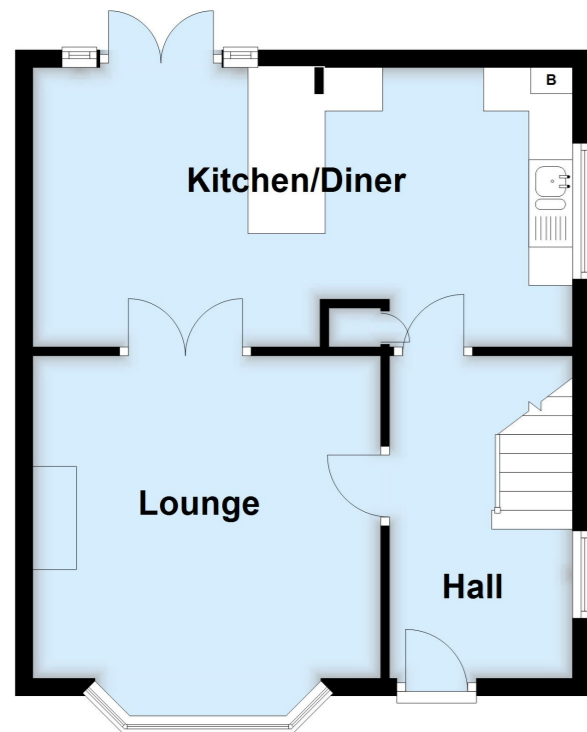


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



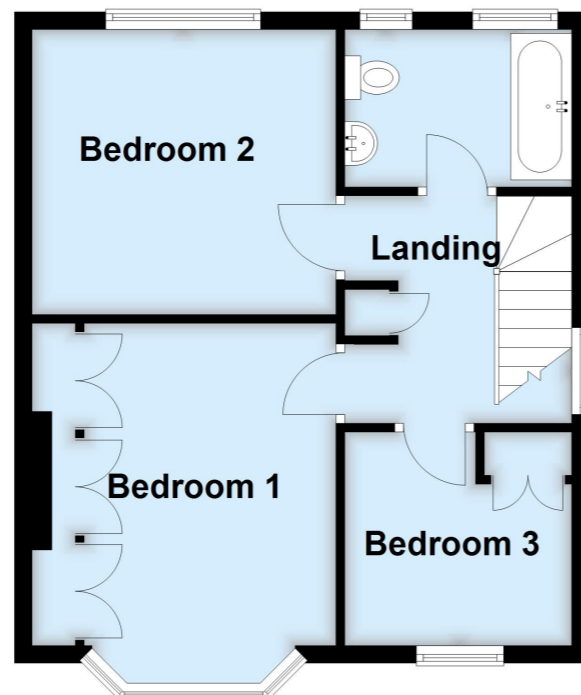
Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 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

3 Heath Side, Petts Wood, Orpington, Kent, BR5 1EY

Guide Price £685,000 Freehold

- Semi Detached House
- 110ft Rear Garden
- Dining Kitchen
- Excellent for Schools
- Private Driveway
- Three Bedrooms
- Desirable Location
- Close to Transport

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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3 Heath Side, Petts Wood, Orpington, Kent, BR5 1EY

This post war built semi detached house is ideally located for a number of nearby reputable schools, good transport links in Crofton Lane, and two mainline stations (Orpington and Petts Wood). There is an impressive rear garden measuring 110ft by 34ft and a private driveway leading to a single brick built garage. The property comprises three well proportioned bedrooms, lounge to front aspect, a spacious dining kitchen and bathroom. Features include a quiet no through road, development potential by way of a side and rear extension and a loft conversion to mirror neighbouring properties (subject to planning consent), gas central heating, double glazing and well presented interior. Local amenities offer Petts Wood and Orpington towns, Locksbottom, plus Crofton schools and Darrick Wood catchment areas. **EXCLUSIVE TO PROCTORS.**

Location

From Petts Wood station, bear left into Queensway, continue into Towncourt Lane, bear right into Crofton Lane, then right into Broadcroft Road and turn left into Heath Side.



Ground Floor

Entrance Hall

3.50m x 2.01m (11' 6" x 6' 7") Glazed entrance door, double glazed window to side, radiator, under stairs meter cupboard.

Lounge

4.27m x 3.96m (14' 0" x 13' 0") Double glazed bay window to front, radiator, gas coal fire, double doors to dining room.

Dining Kitchen

6.10m x 3.20m (20' 0" x 10' 6") Double glazed window to side, range of wall and base cabinets, double oven with electric hob, grill, stainless steel extractor hood, one and a half bowl sink unit, integrated dishwasher, plumbed for washing machine, space for fridge/ freezer, low level unit lighting, concealed central heating boiler, recessed ceiling lights, open plan to dining room.

Dining Area

Peninsular breakfast bar, radiator, double glazed French doors to garden, double doors from lounge.

First Floor

Landing

Double glazed window to side, access to loft via ladder (with light and hot water cylinder), built-in linen cupboard.

Bedroom One

14' x 11' 10" (4.27m x 3.61m) Double glazed bay window to front, radiator, wall to wall wardrobes.

Bedroom Two

11' 5" x 10' 7" (3.48m x 3.23m) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m) Double glazed window to front, radiator, built in cupboard.

Bathroom

Two double glazed windows to rear, white suite comprising bath with shower screen and built in shower, W.C, hand basin, chrome heated towel rail, recessed ceiling lights.

Outside

East Facing Garden

110ft x 34ft (33.53m x 10.36m) Laid to lawn. Ample room to extend (subject to planning).

Garage

Single brick built garage.

Frontage

Private drive leading to side of property leading to garage. Established front garden.

Additional Information

Council Tax

Local Authority : Bromley
Council Tax Band : E