



Petts Wood BR5
£450,000

jdm
ESTATE AGENTS

Description:

Offered with huge amounts of potential is this mock tudor detached three bedroom home.

Accommodation comprises to the ground floor, 17ft living room, downstairs shower room and a kitchen/breakfast room. To the first floor are two double bedrooms and a good sized single bedroom. There is also an upstairs wc and an airing cupboard. From the second bedroom there is easy access to the loft space which is fully boarded.

Externally the property has a cabin with heating and washing facilities, a 70ft garden mainly laid to lawn, a garage and off street parking.

The property is well located for bus routes, Petts Wood and St Mary Cray stations, Nugent Centre and Petts Wood village.



Directions: From Petts Wood Station Square turn left and bear right into Petts Wood Rd. At the roundabout, straight across into Poverest Rd and take 2nd right into Forest Way. At the mini roundabout turn right into Kedleston Drive.

Tenure: Freehold

Council Tax Band: F

Local Authority: Bromley Council



Room Dimensions:

Entrance Hall	
Lounge	17'11 x 15'1
Breakfast Room	10'10 x 8'8
Kitchen	11'4 x 6'4
Shower Room	7'9 x 6'4
Stairs to First Floor	
Bedroom One	14'4 x 11'5
Bedroom Two	13'1 x 10'11
Bedroom Three	10'4 x 7'2
W/C	
Garden	70' x 23' (approximately)
Cabin	
Garage	

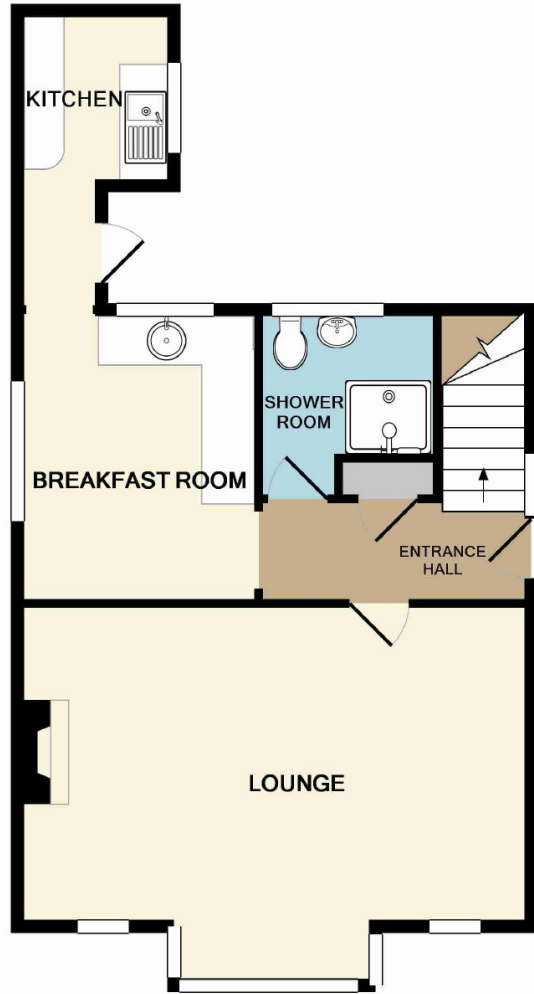


Please refer to www.jdmestategents.com to see our full Area Guides.

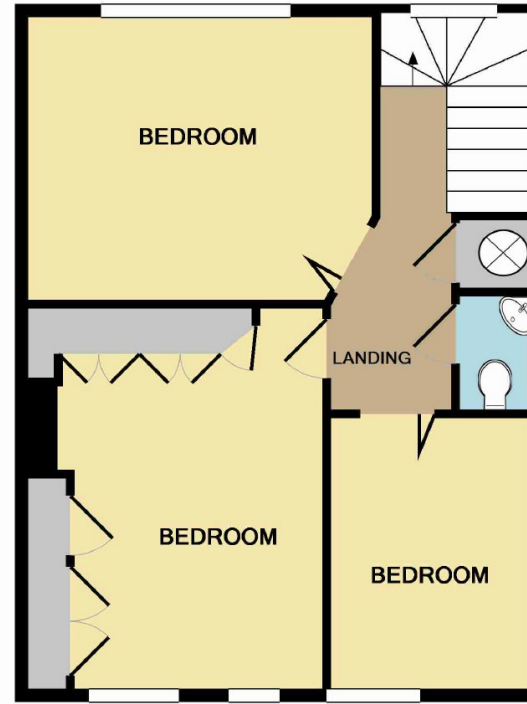
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Please contact the branch for a complete copy of the EPC document

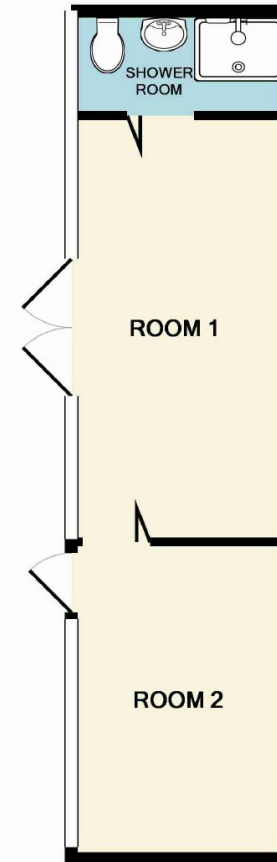




GROUND FLOOR



1ST FLOOR



CABIN

TOTAL APPROX. FLOOR AREA 1007 SQ.FT. (93.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Petts Wood

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