



Petts Wood BR5
£700,000

jdm
ESTATE AGENTS

Description:

Jdm are pleased to welcome to the market a characterful and beautifully presented three double bedroom family home.

Accommodation comprises to the ground floor an impressive entrance hall with feature stairs, wood panelling and double doors leading to the L-shaped lounge/diner with bay window overlooking the garden and a feature fireplace. There is a modern kitchen with granite work surfaces and integrated appliances as well as a downstairs wc.

To the first floor are three double bedrooms, the two larger bedrooms benefiting from fitted wardrobes with the master having an attractive bay window overlooking the garden. The family bathroom boasts a free standing bath as well as a generous double walk-in shower.

Externally the garden is south facing and the garage has been converted to a study/playroom. Under the arches the owners have created a spa area with a hot tub and seating area,

Internal viewing is highly recommended to appreciate this stunning family home.



Directions: From PW Station Square turn left and bear right into Petts Wood Road. At the roundabout proceed over into Poverest Road and The property will be found on the right hand side.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

| | |
|-----------------------|-------------------------------|
| Hallway | 14'7 x 8'4 |
| L'shaped lounge/diner | 20'9 x 20'5 (at widest point) |
| Kitchen | 11'10 x 8'1 |
| Downstairs wc | |
| Stairs to first floor | |
| Bedroom one | 19'10 x 11'6 (into bay) |
| Bedroom two | 14'3 x 11'6 (at widest point) |
| Bedroom three | 13'2 x 8'1 |
| Bathroom | 11'0 x 5'3 |

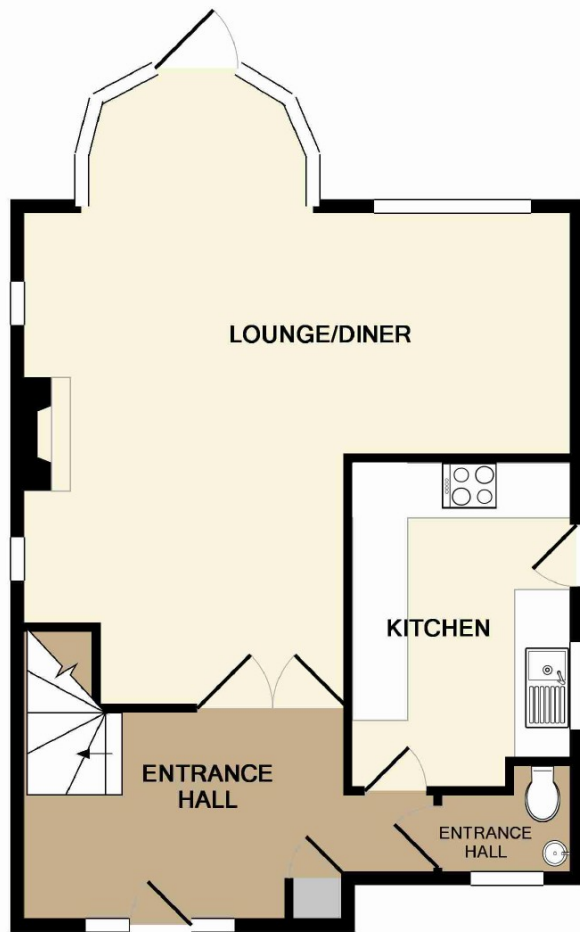


Please refer to www.jdmestategents.com to see our full Area Guides.

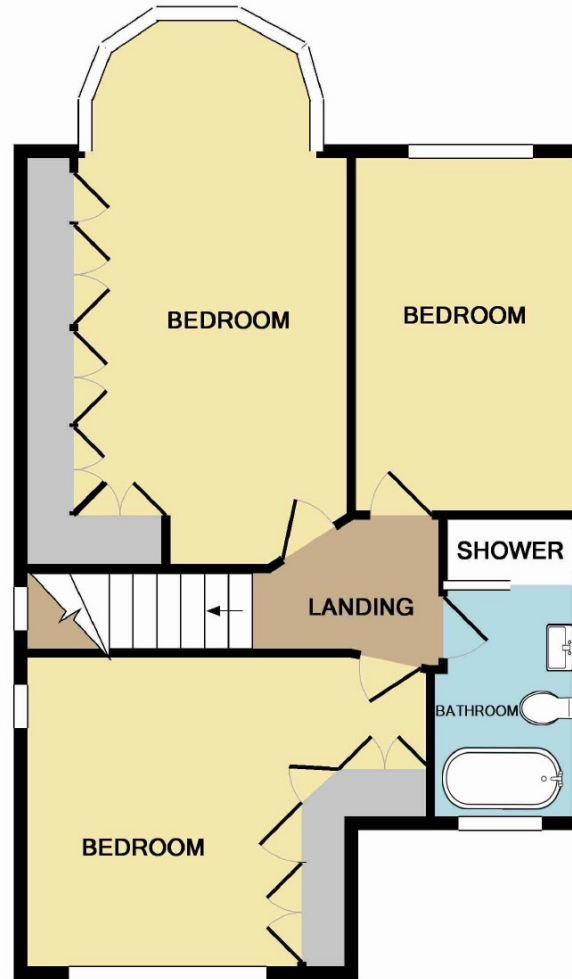
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 38 | 49 |
| (1-20) | G | | |
| 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





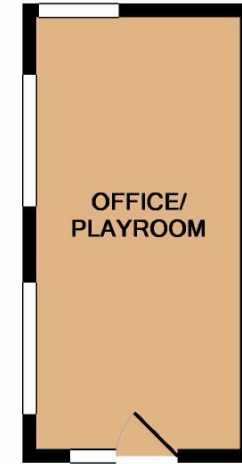
GROUND FLOOR
APPROX. FLOOR
AREA 535 SQ.FT.
(49.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.8 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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2ND FLOOR
APPROX. FLOOR
AREA 124 SQ.FT.
(11.5 SQ.M.)

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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