



Petts Wood, Orpington BR5  
£500,000

**jdm**  
ESTATE AGENTS

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**Description:**

In need of some modernisation is this three bedroom semi detached with fantastic potential to extend subject to planning permission. The property is ideally located for Petts Wood mainline station serving several London termini. Petts Wood also boasts an array of restaurants and boutiques as well as the scenic National Trust woodlands.

The accommodation comprises two reception rooms, the first benefitting from a bay window to front and the second with french doors overlooking the garden. The modern fitted kitchen can also be found to the ground floor. To the first floor are three bedrooms and the family bathroom with separate WC.

The garden can be found to the rear of the property and benefits from a wider than average lawn space due to its corner position. To the front is off street parking.

Internal viewing is highly recommended to fully appreciate all that this three bedroom semi detached home has to offer.



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**Directions:** From PW Station Square turn right into Fairway, at the end turn right into Tudor Way, proceed over mini roundabout and into Ryecroft Road then second right into Addison Close.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hallway	
Dining room	13'6 x 10'5
Lounge	14'4 x 10'2
Kitchen	10'5 x 5'9
Stairs to first floor	
Master bedroom	13'10 x 9'11
Bedroom two	12'1 x 9'11
Bedroom three	8'0 x 6'1
Bathroom	6'1 x 4'10
Separate wc	
Garden	60' x 45' approx



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		61	79
England & Wales		EU Directive 2002/91/EC	

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



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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