



Petts Wood BR5
£775,000

jdm
ESTATE AGENTS

Description:

Situated on one of the more popular roads in Petts Wood East is this deceptively spacious three bedroom semi detached 'Butterfly' house. One of only 10 butterfly houses in Petts Wood, the design is utterly unique and provides for larger than average living accommodation. Butterfly houses are rarely available. This charming property sits on an enviable corner plot with a carriage driveway and garden space to both the rear and the side of the property.

The accommodation comprises a hallway leading to the dining room and conservatory which has a solid oak frame. The kitchen boasts solid oak John Lewis units and a Rangemaster range with granite work tops. There is a double aspect lounge which can also be found to the ground floor that has French doors onto the side garden. To the first floor is the modern family bathroom and three well proportioned double bedrooms, one of which has an en suite shower room.

To the rear of the property is the garden which is mainly laid to lawn and there is further space to the side of the property which may offer potential to extend. To the front of the property is the landscaped carriage driveway.

Petts Wood mainline station, as well as the National Trust Woodlands, restaurants and amenities are easily accessible from Great Thrift.

The property has been lovingly renovated by the current owners and internal viewing is essential to appreciate this unique and charming family home.

Directions: From our office in PW Station Square turn left and continue over into Woodland Way which becomes Great Thrift.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway	
Lounge	17'4 x 11'5
Kitchen	16'9 x 9'9
Dining room	18'9 x 10'6
Conservatory	13'6 x 10'9
Stairs to first floor	
Master bedroom	17'2 x 11'5
Bedroom two	13'5 x 9'10
Bathroom	10'4 x 9'7 (max)
Bedroom three	10'7 x 10'2
Garden	

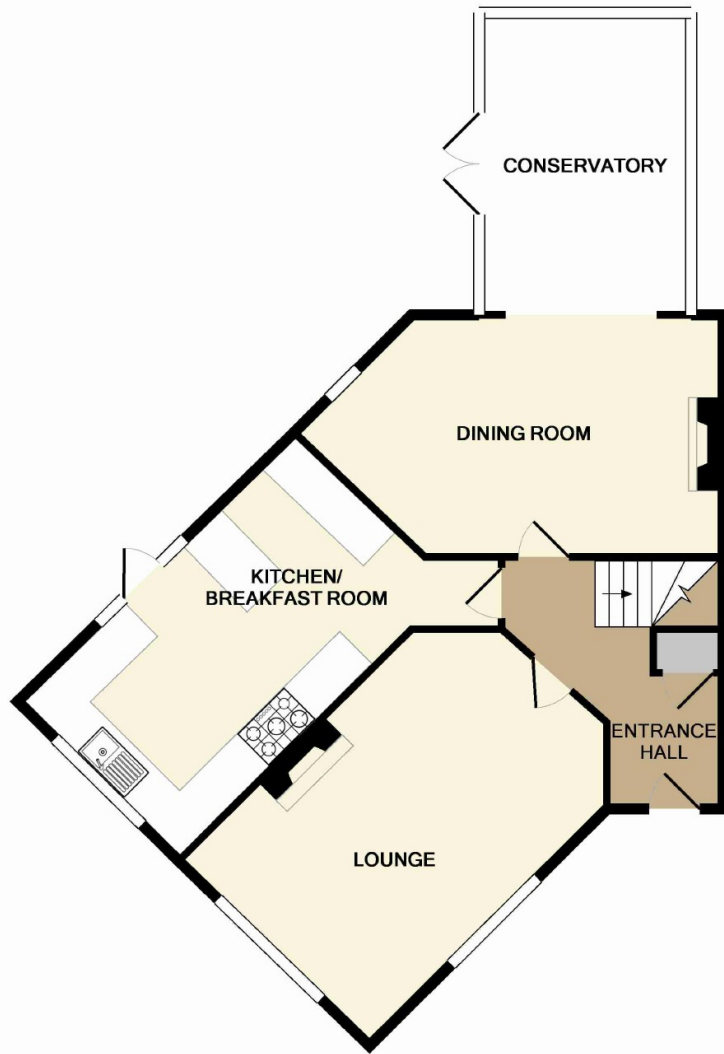


Please refer to www.jdmestateagents.com to see our full Area Guides.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	77
(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
APPROX. FLOOR
AREA 738 SQ.FT.
(68.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1353 SQ.FT. (125.7 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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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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