



Petts Wood, Orpington BR5
Guide price £525,000 to £550,000

Description:

GUIDE PRICE £525,000 - £550,000

This beautiful art-deco style semi-detached house is located in a popular road on the East side of Petts Wood with excellent access to Petts Wood mainline station, Petts Wood station square with its array of restaurants and boutiques, as well as local schools including the popular Crofton Infants and primary.

The property has been well modernised throughout with a delightful breakfasting kitchen overlooking the south easterly facing rear garden and a well proportioned lounge to the front. To the first floor are three good sized bedrooms and the modern family bathroom. To the front is off street parking and access to the side garden which is mostly laid to lawn.

Petts Wood East remains a popular location which is well positioned to enjoy easy access to the city as well as the tranquil National Trust Woodlands and Greenbelt countryside.



Directions: From our office in Station Square Petts Wood turn right into Fairway. At the end turn left and immediately right into St Johns Road. Take the first right into Beaumont Road. Fairfield Road is the third turning on the left.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway	
Lounge	16'0 x 13'4
Kitchen/diner	19'2 x 13'3
Stairs to first floor	
Bedroom one	15'8 x 11'0
Bedroom two	11'3 x 10'11
Bedroom three	9'3 x 7'11
Bathroom	7'10 x 7'8
Rear garden	38' x 20' approx



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		
(39-54)	E	46	57
(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



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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