



Petts Wood BR5  
Guide price £625,000 to £650,000

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**Description:**

GUIDE PRICE £625,000 - £650,000

Jdm are delighted to offer to the market this extremely well presented three bedroom semi detached home. The property offers fantastic potential for extension and is ideally located for Petts Wood mainline station (which is referenced as under a five minute walk by Google maps).

The property comprises a welcoming hallway, leading to the spacious lounge/diner with solid oak flooring. The downstairs accommodation also comprises kitchen and the conservatory overlooking the garden. To the first floor are three good sized bedrooms and the modern family bathroom with separate shower.

To the rear of the property is the original garage which has been converted to provide an extra reception room which would make an ideal study or games rooms. The south facing garden is mainly laid to lawn.

To the front of the property is off-street parking for up to five cars.

Internal viewing comes highly recommended to fully appreciate all that this family home has to offer.



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**Directions:** From Petts Wood Station Square turn left into Fairway and follow the road around into Petts Wood Road. The property will be found on the right hand side.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hall

Lounge/Diner **29'10 x 13'6**

Conservatory **13'1 x 10'7**

Kitchen **13'9 x 7'7**

Stairs to First Floor

Bedroom One **13'0 x 11'7**

Bedroom Two **12'3 x 11'7**

Bedroom Three **8'6 x 7'11**

Bathroom **8'1 x 7'1**

Converted Garage **15'3 x 7'5**

Garden **90' x 30' (approximately)**

Off-street Parking

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Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

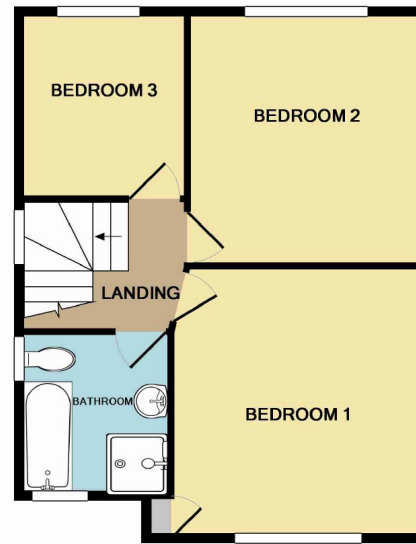
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>40</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 810 SQ.FT.  
(75.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1293 SQ.FT. (120.2 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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**jdm**  
ESTATE AGENTS