



Petts Wood BR5  
Guide price £450,000 to £475,000

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ESTATE AGENTS

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**Description:**

GUIDE PRICE £450,000 - £475,000

Situated in the ever popular Petts Wood East is this three bedroom semi detached house which is ideally located for Petts Wood mainline station serving several London termini. The well regarded Crofton primary school can also be found locally.

Internally the property comprises the spacious through lounge and kitchen to the ground floor whilst three well proportioned bedrooms and the family bathroom can be found to the first floor. A delightful balcony can also be accessed via the master bedroom.

To the rear is a garden with both paved and lawned area. To the front is off street parking.

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



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**Directions:** From Station Square Petts Wood turn left, at the mini roundabout turn right into Petts Wood Road. At the junction turn right into Tudor Way.

**Tenure:** Freehold

**Council Tax Band:** E

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Lounge / dining room	26'5 x 10'10
Kitchen	10'9 x 7'10
Bedroom one	15'1 x 10'11
Bedroom two	10'11 x 10'11
Bathroom	

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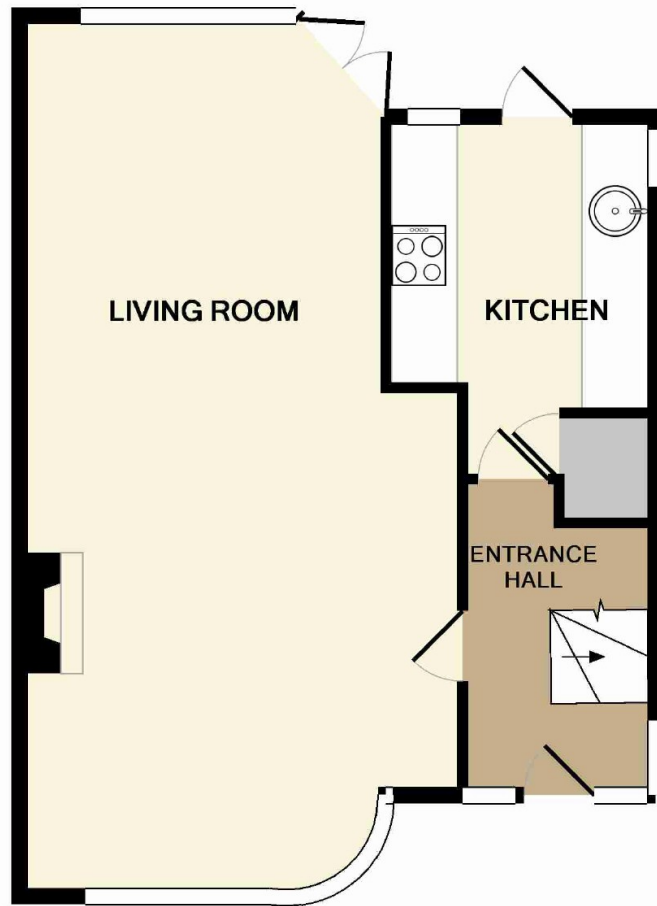
Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

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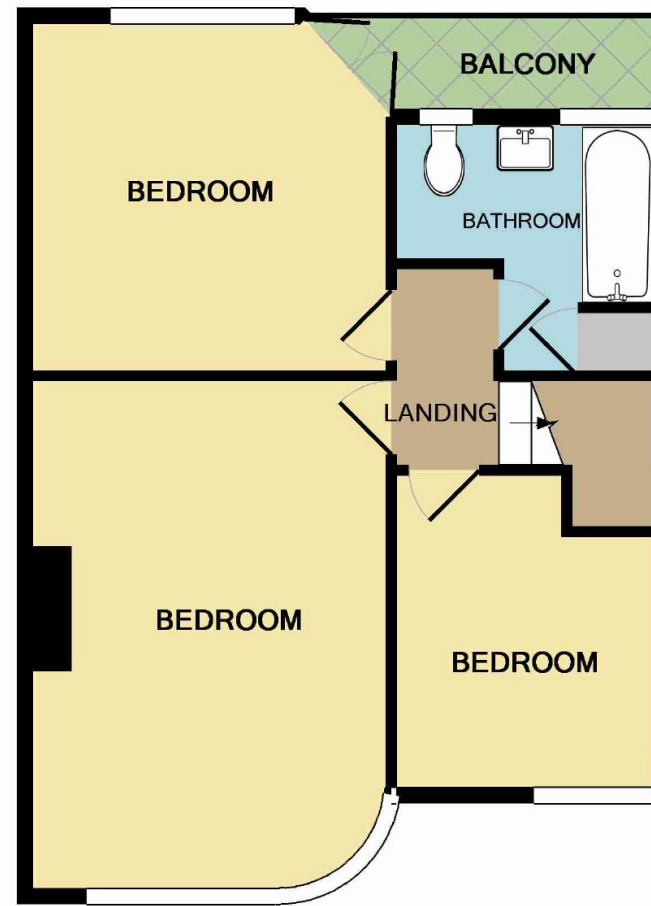
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		53	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 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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