







Manor Way remains a sought after road on the east side of Petts Wood with access to Petts Wood station which serves several London termini. Petts Wood Station Square, with its array of popular restaurants, boutiques and shops, is within easy reach as are the National Trust Woodlands. Local schools include Crofton Infants which has recently been rated as 'Outstanding' by Ofsted, Crofton Primary and St James' Roman Catholic Primary School (also rated as 'Outstanding by Ofsted'). Bromley High and Eltham College are also accessible.

The accommodation comprises the hallway, cloakroom, fitted kitchen, dining room with bay window to front and lounge overlooking the garden via floor to ceiling patio doors. To the first floor are three double bedrooms and the family bathroom with a separate toilet.

To the rear of the property is the impressive garden which is mainly laid to lawn. Off-street parking can be found to the front along with a detached garage.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	38	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Manor Way



Please refer to

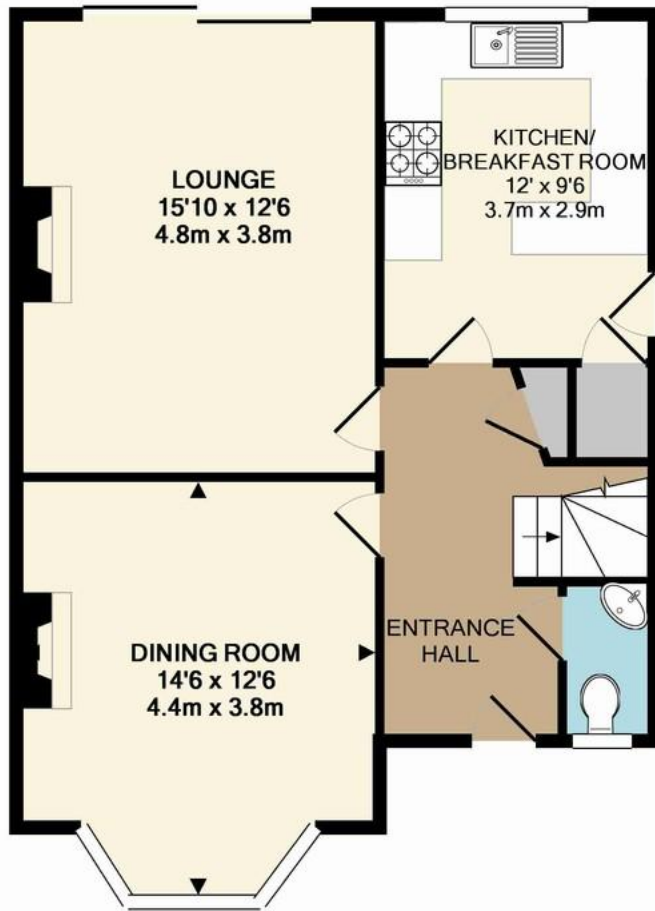
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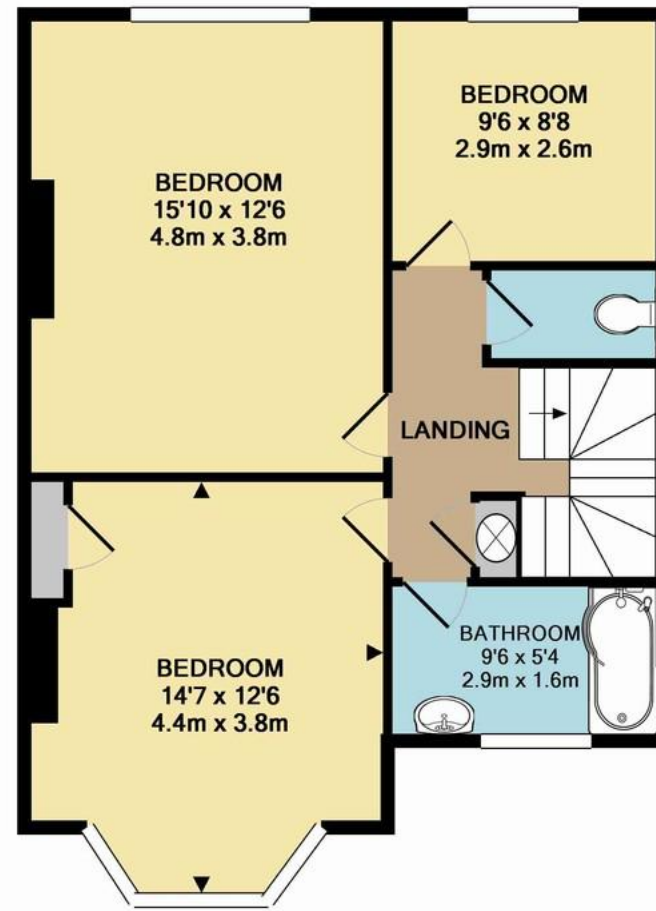
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GROUND FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1199 SQ.FT. (111.4 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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