



Petts Wood BR5
Guide price £1,300,000 to £1,400,000

Description:

GUIDE PRICE £1,300,000 - £1,400,000

Birchwood Road remains one of the most sought after roads on the East side of Petts Wood with excellent access to Petts Wood mainline station, National Trust Woodlands and a vast array of local amenities. The property was constructed by master builder Frederick Love renowned for creating executive family homes oozing with 1930s mock Tudor character. This property is a fine example of such a build with four bedrooms, three reception rooms and a good sized kitchen.

The accommodation comprises a spacious hallway with solid wood flooring, lounge with feature fireplace overlooking the scenic garden, dining room, a kitchen/breakfast room measuring over 25ft with a charming gas, coal effect fire. There is also a study, utility room and cloakroom to the ground floor.

To the first floor is the impressive master bedroom with double aspect and a modern ensuite bathroom with roll top bath and separate shower. A further three double bedrooms, two of which overlook the garden and the family bathroom can be found.

To the rear of the property is a beautiful garden which has an array of mature shrubbery and trees. To the front a beautiful garden has been maintained and manicured to an impressive standard boasting an array of topiary. There are also two single garages.

Petts Wood station is approximately 0.8 of a mile, the access to the National Trust Woodlands can be found along the road, Royal Parade in Chislehurst is 1.5 miles (approx). Local schools include Crofton Junior and Primary, St James Roman Catholic primary and local private schools include Bromley High for girls and Eltham College for boys.



Directions: From Station Square Petts Wood turn left and continue over into Woodland Way which becomes Great Thrift, Hazelmere Road and then Birchwood Road. The property will be found up on the right hand side.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

Hall	
Downstairs wc	
Lounge	17'11 x 13'11
Dining room	14'0 x 13'11
Study	13'3 x 10'1 (max)
Kitchen	25'0 x 11'4
Utility	8'10 x 7'9
Stairs to first floor	
Master bedroom	18'6 x 13'11
Bedroom two	13'11 x 13'11
Bedroom three	13'11 x 10'6
Bedroom four	12'6 x 11'4
Bathroom	8'10 x 6'1
Garden	110' x 50'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(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





TOTAL APPROX. FLOOR AREA 2415 SQ.FT. (224.4 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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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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