



Petts Wood BR5
Guide price £800,000 to £850,000

Description:

GUIDE PRICE £800,000 - £850,000

Situated in one of the prime roads is this extremely well presented four bedroom detached home. The property is ideally located for Petts wood mainline station serving several London termini. Well regarded schools including Crofton primary school can also be found locally.

The wealth of accommodation comprises the welcoming hallway leading to the lounge, family room, modern kitchen/diner, utility room and recently refurbished downstairs shower room with body jets and electric underfloor heating.

To the first floor is the bespoke bathroom as well as three bedrooms, two of which have fitted wardrobes.

The property also has the added benefit of having a loft conversion which has provided an extra double bedroom.

Both the first and second floors have air conditioning installed as well as the rear part of the ground floor.

Internal viewing comes highly recommended to appreciate the size and quality of this family home.



Directions: From our office in Station Square Petts Wood turn left and bear right into Petts Wood Road. Take the first left into Crossway and the property will be found half way up on the left hand side.

Tenure: Freehold

Council Tax Band: G

Local Authority: Bromley Council



Room Dimensions:

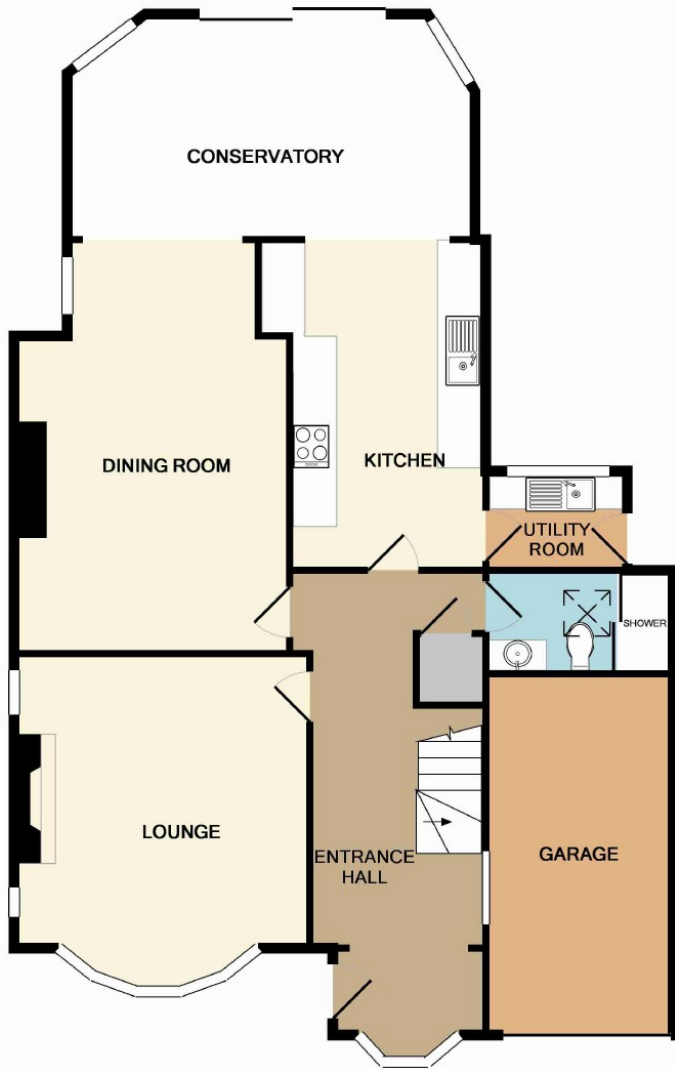
Hallway	
Lounge	15'11 x 13'8
Family Room	19'1 x 12'10
Kitchen	15'4 x 8'11
Conservatory/Dining Room	19'1 x 10'4
Utility	6'5 x 5'2
Shower Room	7'7 x 4'6
Stairs to First Floor	
Master Bedroom	16'5 x 13'9
Bedroom Two	14'4 x 13'9
Bedroom Four	9'4 x 8'0
Bathroom	10'11 x 8'1
Stairs to Loft Conversion	
Bedroom Three	19'1 x 10'5
Garden	85' x 40' (approximately)
Garage	
Off-street Parking	



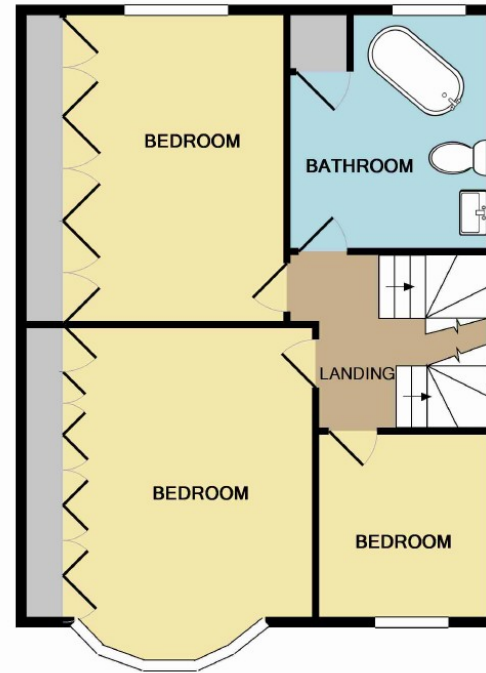
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	52
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 1117 SQ.FT.
(103.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1988 SQ.FT. (184.7 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