





GUIDE PRICE £1,200,000 - £1,300,000

Priory Avenue 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 property is offered to the market in excellent order having been extended and refurbished throughout by the current vendor. The accommodation now includes a large entrance hall, downstairs cloakroom, a superb breakfasting kitchen/family room with bi-fold doors leading to the patio area and under floor heating, lounge, dining room/study and utility room. To the first floor are four double bedrooms the master of which boasts an en-suite and a beautifully fitted bathroom with under floor heating.



To the rear is a superb patio area ideal for entertaining and a large garden measuring 105ft in length. To the front is access to the garage and off street parking. We highly recommend your earliest inspection of this delightful family home to appreciate the flexibility of accommodation and quality of finish.

EPC to follow

Please refer to

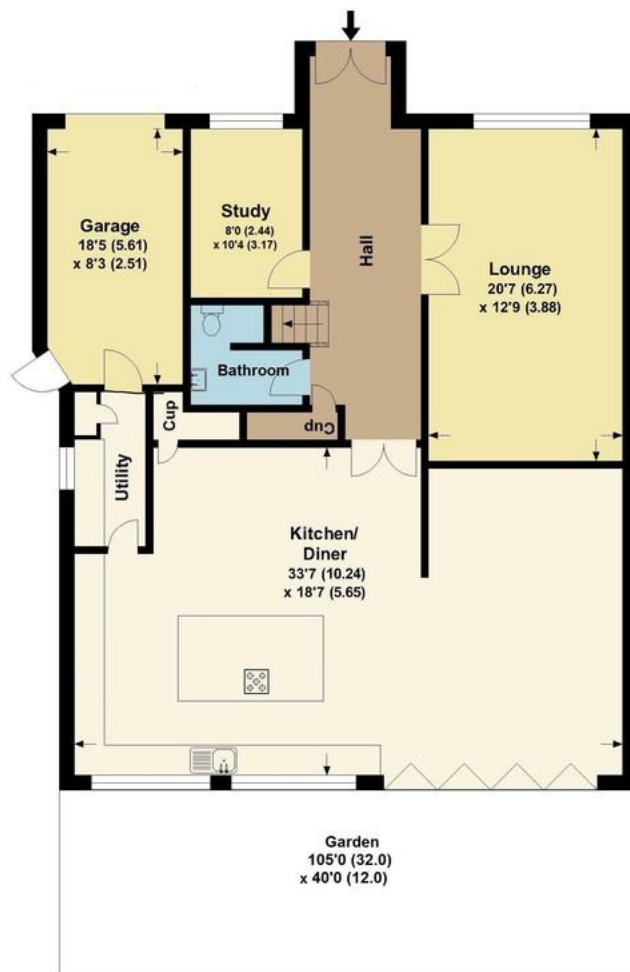
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Priory Avenue

APPROX. GROSS INTERNAL FLOOR AREA 2605.99 SQFT / 242.10 SQM. INC GARAGE



GROUND FLOOR



FIRST FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact. Attention is drawn to the notice on these particulars.

