



Petts Wood BR2
£525,000

jdm
ESTATE AGENTS

Description:

This thoughtfully extended family home is ideally situated for the local recreation ground, local schools, bus routes and Petts Wood station serving both lines into London.

The property comprises a spacious hallway with tiled floor and downstairs wc, extended through lounge with skylights and french doors onto the decking. There is a good sized kitchen with white units and space for an American fridge/freezer. The kitchen opens up onto the conservatory which is heated and is currently used as a playroom.

To the first floor are three bedrooms, all with fitted wardrobes and the master boasts an en-suite shower room. The family bathroom is well appointed. To the second floor is a fourth bedroom which is currently being used as a study.

Externally the property has off-street parking to the front for two cars. To the rear is the garden which benefits from a decked area but is mainly laid to lawn. There is also a garage at the end of the garden which is larger than average.

Internal viewing is highly recommended to appreciate this great family home.



Directions: From Queensway continue along and at the end bear left into Frankswood Avenue which becomes Southborough Lane. Take the second Oxhathw Crescent turning on the left.

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway

WC

Lounge/Dining Room **32'8 x 12'11**

Kitchen **17'10 (max) x 10'3**

Conservatory **10'4 x 9'8**

Utility Room

Stairs to First Floor

Bedroom One **12'11 x 12'4**

En-Suite **7'11 x 4'11**

Bedroom Two **9'6 x 9'2**

Bedroom Three **10'2 x 7'11**

Bedroom Four **11'5 x 9'0**

Bathroom **8'3 x 6'4**

Garden **56' x 23' (approximately)**



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

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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