



Petts Wood BR5  
£800,000

**jdm**  
ESTATE AGENTS

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**Description:**

Situated in the ever popular Priory Avenue is this impressive four bedroom semi detached home. The property boasts an impressive 150ft (approximately) garden with a Westerly aspect. The charming entrance hall and many original features give this home a delightful blend of character and modern living which provides an ideal family home.

The accommodation comprises the spacious hallway leading to the through lounge with bi-folding doors overlooking the garden. The fitted kitchen leads through to the utility room and the study and cloakroom can also be found to the ground floor. To the first floor is the family bathroom with separate WC, master bedroom with ensuite shower room and three further double bedrooms.

To the rear of the property is the aforementioned 150ft garden which must be seen in person to fully appreciate. To the front of the property is a single garage and off street parking.

The property is ideally located for Petts Wood mainline station serving several London termini as well as an array of well regarded local schools.

Internal viewing comes highly recommended.



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**Directions:** From our office in Station Square Petts Wood turn right into Fairway at the end turn left & immediately right into St Johns Road. Take the first left into Priory Avenue.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** London Borough of Bromley

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**Room Dimensions:**

Hallway	10'1 x 9'0
Cloakroom	
Kitchen	13'9 x 8'3
Utility Room	13'5 x 6'5
Study	15'6 x 7'4
Lounge	14'4 x 12'1
Dining Room	11'6 x 10'11
Stairs	
Master Bedroom	14'4 x 12'5
Ensuite Shower room	
Bedroom Two	11'11 x 10'10
Bedroom Three	11'1 x 10'0
Bedroom Four	8'6 x 8'5
Bathroom	8'5 x 5'3
WC	
Garden	150'0 x 35'0 approximately
Garage	



Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

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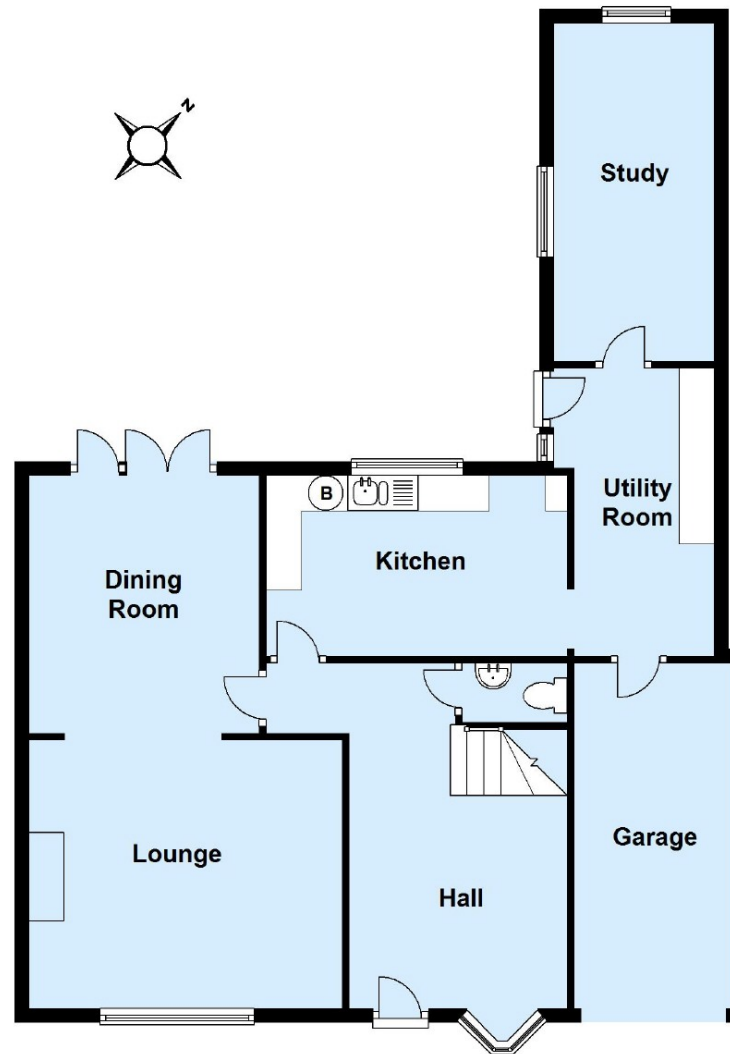
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



## Ground Floor

Approx. 89.8 sq. metres (967.1 sq. feet)



Total area: approx. 151.4 sq. metres (1629.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using The Mobile Agent.

### 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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