



Petts Wood, Orpington BR5
£900,000

Description:

Priory Avenue is a popular road on the desirable east side of Petts Wood with excellent access to Petts Wood Station Square with its array of restaurants, boutiques and Petts Wood mainline station serving several London termini. The property is offered to the market CHAIN FREE.

Having been thoughtfully and sympathetically extended the property retains much of the mock tudor character associated with the area while boasting spacious, modern, open plan living. To the ground floor there is a large hall, lounge, dining area, breakfasting kitchen, utility room, study, shower room and store room. To the first floor are four double bedrooms, one with an en-suite, and a very spacious bathroom.

The rear is mostly laid to lawn which measures 110' approx with a children's play area. To the front is ample off street parking.

Local schools include Crofton Primary and Junior, St James' Roman Catholic primary and an array of independent secondary schools.

We highly recommend an internal inspection of this delightful family home.



Directions: From our office in Station Sq Petts Wood turn right into Fairway at the end turn left & immediately right into St Johns Rd. Take the 1st left into Priory Ave.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley



Room Dimensions:

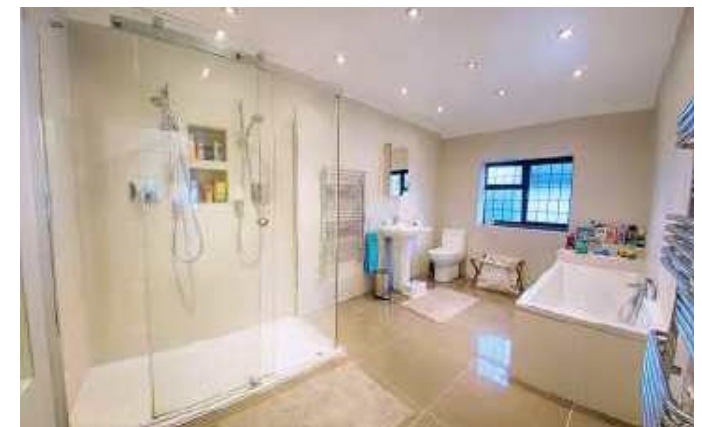
Hallway	
Study/play room	11'11 x 8'4
Shower room	5'8 x 5'5
Lounge	14'6 x 12'5
Family room	12'1 x 10'11
Kitchen diner	24'6 x 12'1
Utility room	8'8 x 6'2
Store Room	
Stairs to first floor	
Master bedroom	14'2 x 12'6
Bedroom two	14'0 x 8'8
Bedroom three	12'2 x 10'9
Bedroom four	13'7 x 8'10
Bathroom	14'2 x 8'2
Garden	110' x 35' approx

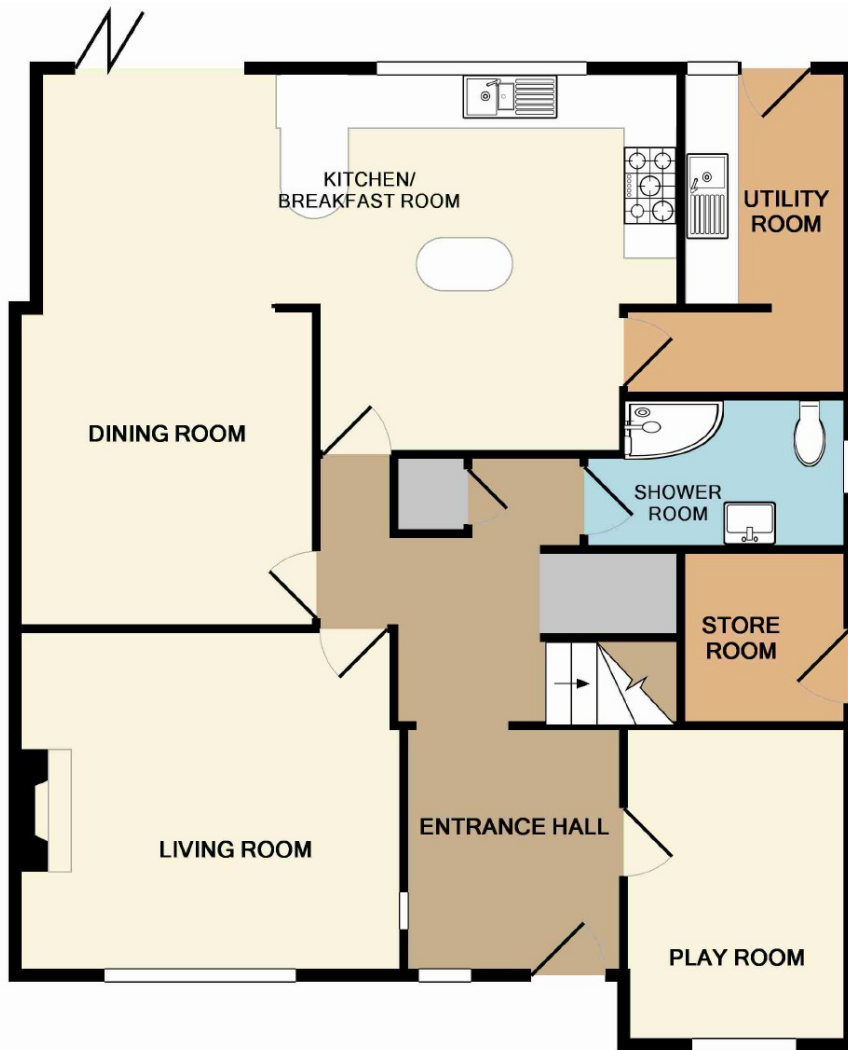


Please refer to www.jdmestateagents.com to see our full Area Guides.

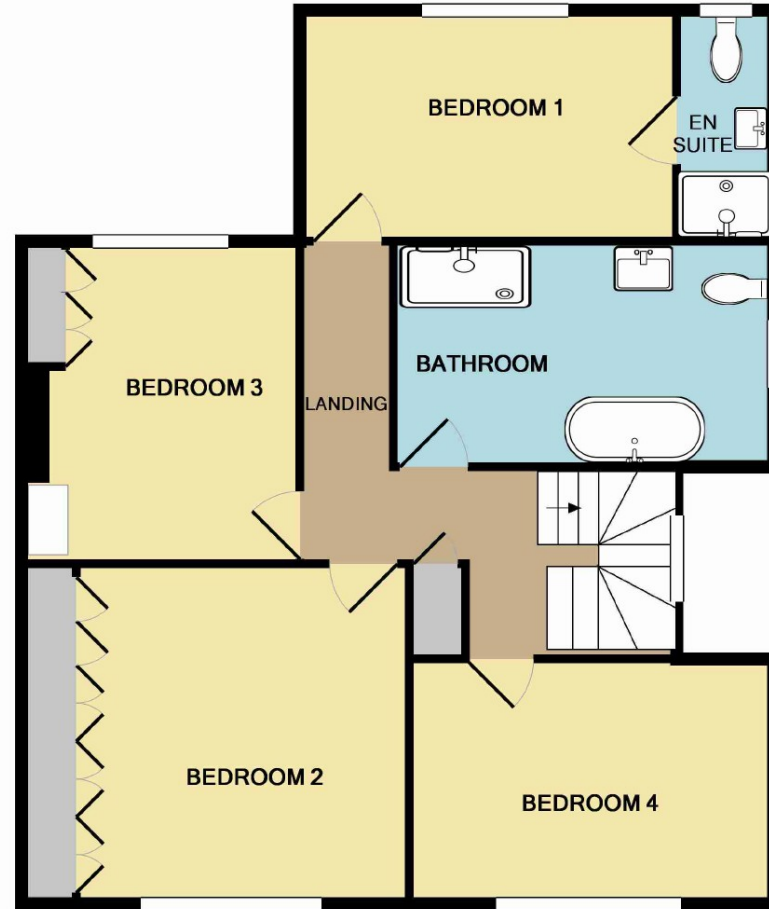
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C	76		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 1065 SQ.FT.
(98.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 813 SQ.FT.
(75.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1878 SQ.FT. (174.4 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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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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