



Petts Wood BR6  
£995,000

**jdm**  
ESTATE AGENTS



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**Description:**

The Covert remains one of the most sought after roads located on the east side of Petts Wood and this fine 'Noel Rees' property located on a plot of just over a quarter of an acre is sure to impress. The Covert is within walking distance to Orpington station, with fast services available to the City, Petts Wood station, and Petts Wood village with its vast array of restaurants and boutiques. Local schools include the sought after Perry Hall primary, Crofton junior and infants as well as a good selection of grammar and independent schools.

The property has been extended and now boasts a welcoming entrance hallway with original features, a large lounge with an inglenook fireplace, dining room, cloakroom, and a breakfasting kitchen. To the side is a large extension with a separate lounge, bedroom and en-suite. To the first floor are four bedrooms and a family bathroom.

To the rear of the property is a delightful garden which is well stocked and boasts a large patio area. To the front is ample off street parking and access to the garage.

We highly recommend your earliest inspection of this excellent family home.



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**Directions:** From our office in Station Square Petts Wood turn right into Fairway, at the end turn left and immediately right into St Johns Road. Take the 4th left into The Close and The Covert is the first turning on the right.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** Bromley Council

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**Room Dimensions:**

Entrance Hall

Cloakroom

Breakfasting Kitchen **19'5 (max) x 20'8 (max)**

Utility

Sitting Room **21'0 x 15'6**

Dining Room **14'9 (max) x 12'0**

Annexe:-

Sitting Room **22'4 x 15'1**

Bedroom Five **11'9 x 12'11 (max)**

Ensuite Shower

Stairs to First Floor

Bedroom One **17'2 (max) x 15'7 (max)**

Bedroom Two **14'6 x 12'0**

Bedroom Three **12'0 x 9'10**

Bedroom Four **10'11 x 8'8**

Bathroom **7'7 x 8'0 (max)**

Separate WC

Garden **100' x 58' (approximately)**

Single Garage

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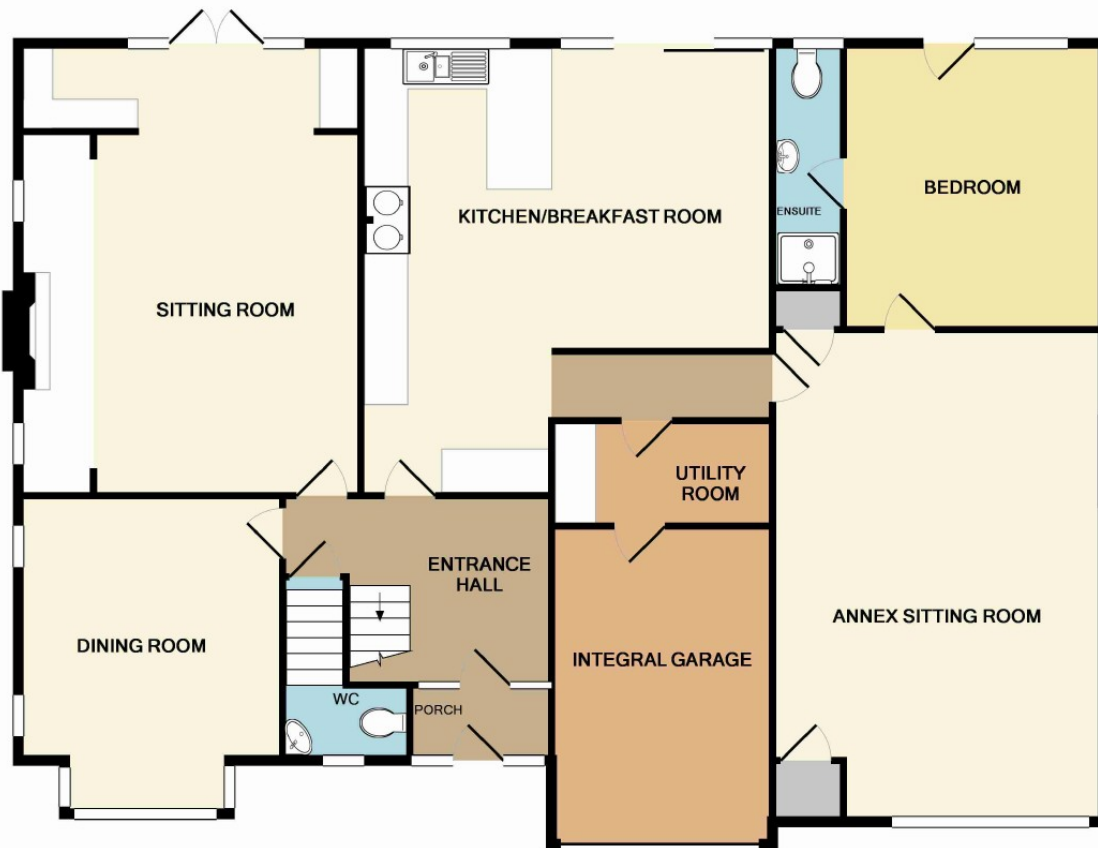


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	67
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - 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. FLOOR  
AREA 1702 SQ.FT.  
(158.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 868 SQ.FT.  
(80.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2570 SQ.FT. (238.7 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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