



Petts Wood BR5
Guide price £730,000 to £750,000

Description:

GUIDE PRICE £730,000 - £750,000

This deceptively spacious five bedroom semi detached home, situated in the ever popular Petts Wood East is ideally situated for Petts Wood mainline station serving several London termini.

The accommodation comprises the entrance hallway leading to the lounge, extended family dining room overlooking the southerly facing garden and fitted kitchen/diner, again with patio doors leading to the garden. There is also a utility room and cloakroom to the ground floor. The first floor also benefits from an extension, providing five bedrooms, four of which can hold a double bed, a bathroom and a separate shower room.

To the rear of the property is the southerly facing garden which is mainly laid to lawn. To the front of the property is off street parking a garage.

Internal viewing is essential to fully appreciate all that this family home has to offer.



Directions: From Petts Wood Station Square turn left into Fairway and follow the road around into Petts Wood Road. Continue over the cross roads and No. 101 can be found up on the right hand side.

Tenure: Freehold

Council Tax Band: F

Local Authority: London Borough of Bromley



Room Dimensions:

Hallway	
Lounge	14'9 x 11'11
Dining/Family room	24'6 x 11'4
Kitchen diner	20'9 x 16'11
Utility room	6'6 x 4'5
Downstairs wc	
Stairs to first floor	
Bedroom one	14'4 x 11'5
Bedroom two	13'4 x 11'5
Bedroom three	14'7 x 8'8
Bedroom four	13'2 x 8'8
Bedroom five	8'7 x 7'1
Bathroom	8'5 x 8'3
Shower room	7'7 x 3'7
Garden	80' x 35'
New room	

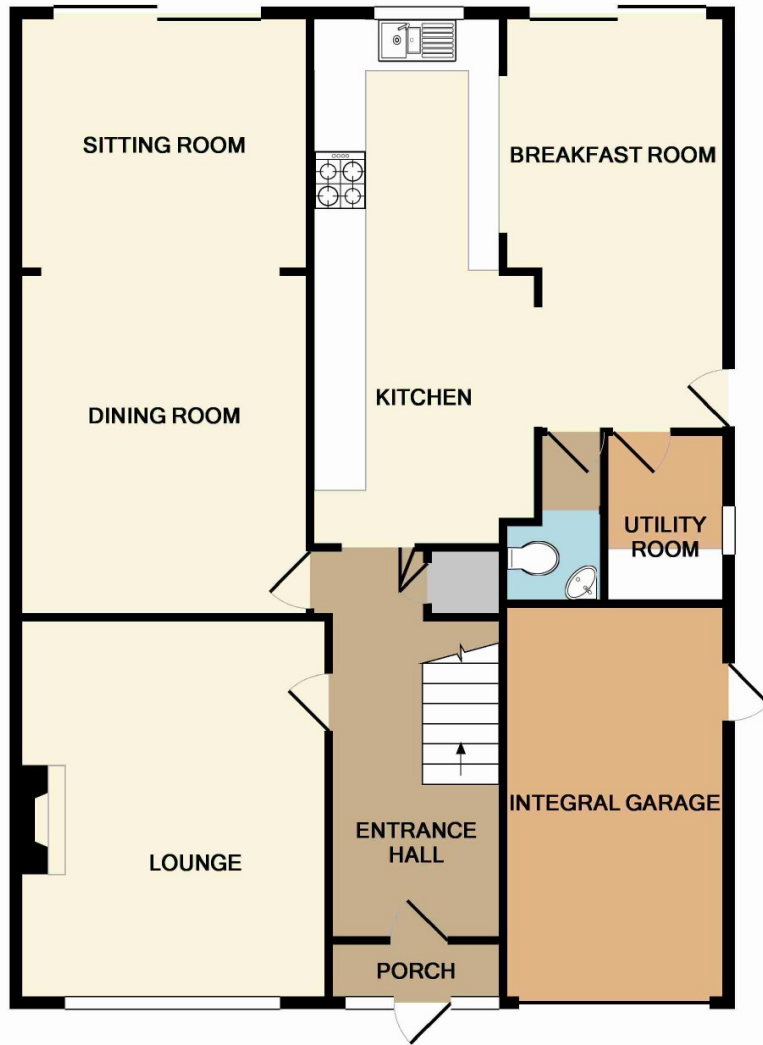


Please refer to www.jdmestateagents.com to see our full Area Guides.

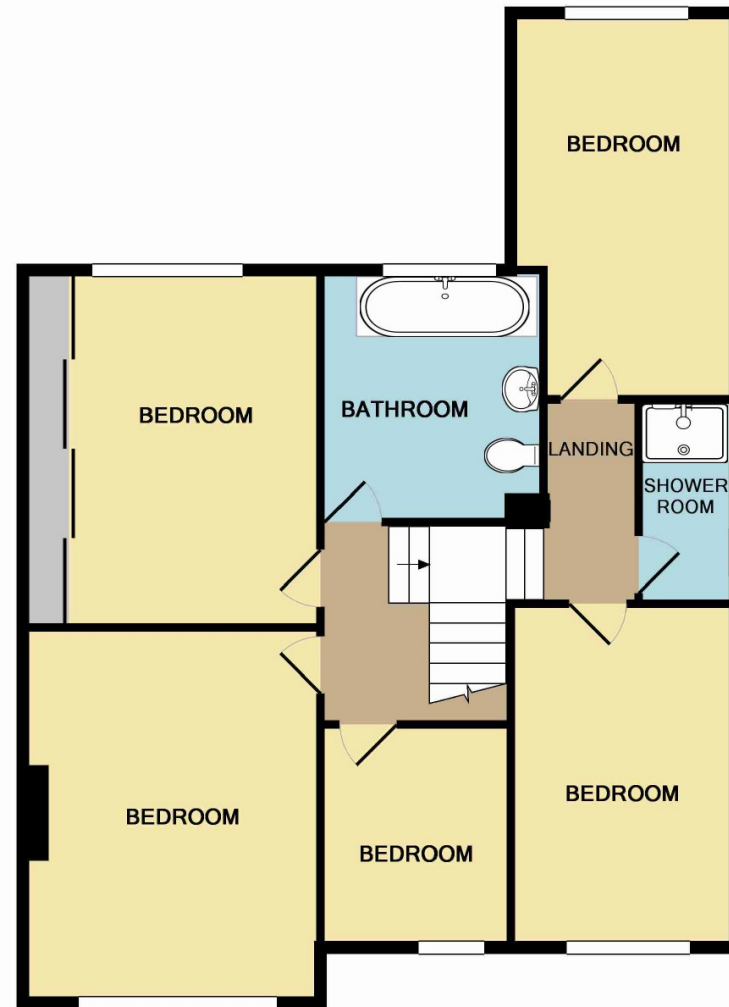
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





GROUND FLOOR
APPROX. FLOOR
AREA 1049 SQ.FT.
(97.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 823 SQ.FT.
(76.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1872 SQ.FT. (173.9 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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