

Sinclair  Hammelton



ASKING PRICE

**£700,000**

**Petts Wood Road**

Orpington, BR5 1LF

## PROPERTY SUMMARY

Located just a stones throw from Petts Wood High Street is this three bedroom semi-detached house on Petts Wood Road. The ground floor consists a large front reception room boasting a bay window, a large rear dining room with views over the garden, the kitchen and utility room. The first floor offers two large double bedrooms, a single bedroom and bathroom suite with separate WC. Petts Wood Road is the perfect opportunity for someone to move onto one of the areas most sought after roads and renovate a property to their own taste. Offering fantastic development potential STPP. Externally, the property offers a front garden and driveway large enough for multiple cars, a garage and an 80 ft. rear garden. Locationwise, the property is perfectly located for Petts Wood Station, being just 0.2 miles away. There are also a number of well regarded local schools such as St James (0.4 miles), Crofton Schools (0.6 miles) and Southborough School (0.7 miles). Early viewing is recommended to avoid disappointment. EPC: F Freehold COUNCIL TAX - F Construction - Traditional Mains Services - Gas, Electricity, Sewerage and metered Water supply Heating System - Electric heaters Broadband – Yes and fibre to curtilage Mobile coverage - Yes Restrictive covenants – No

3



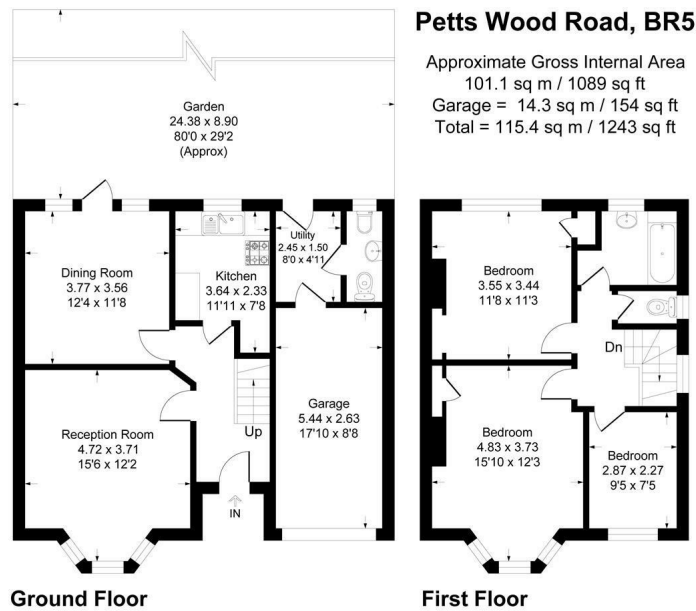
1



2







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix

3

1

2

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 75        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | 22                      |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

**EPC RATING: F COUNCIL TAX BAND: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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