



55 Petten Grove, Orpington, BR5 4PU

Asking Price: £431,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Local Schools & Shops
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this purpose built three bedroom, two reception room semi-detached family home boasting fantastic potential to extend (STPP) and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hallway, lounge and kitchen which is open plan to the dining room, to the ground floor. To the first floor there is a landing giving access to three bedrooms, bathroom and a separate WC. Externally there is a rear garden mainly laid to lawn and a driveway to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Petten Grove is well located for local schools, shops, bus routes and Orpington and St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed French door to front, tiled flooring.

ENTRANCE HALL

Composite opaque door to front, double glazed opaque window to side, wood flooring.

LOUNGE

12' 10" x 12' 01" (3.91m x 3.68m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

19' 02" x 9' 10" (5.84m x 3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, cooker to stay, extractor fan, washing machine to stay, undercounter fridge to stay, double glazed window to rear, double glazed sliding door to rear, double glazed opaque door to rear, part tiled and part laminate flooring.



STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, laminate flooring.

BEDROOM 1

12' 02" x 10' 10" (3.71m x 3.3m) Double glazed window to front, carpet, radiator.

BEDROOM 2

10' 10" x 9' 11" (3.3m x 3.02m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

8' 08" x 8' 01" (2.64m x 2.46m) Double glazed window to front, laminate flooring, radiator.



BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to rear, tiled flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to rear, tiled flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

45' 0" (13.72m) Patio area with rest laid to lawn, side access, shed and a brick built shed.

FRONT GARDEN

Drive, laid to lawn.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

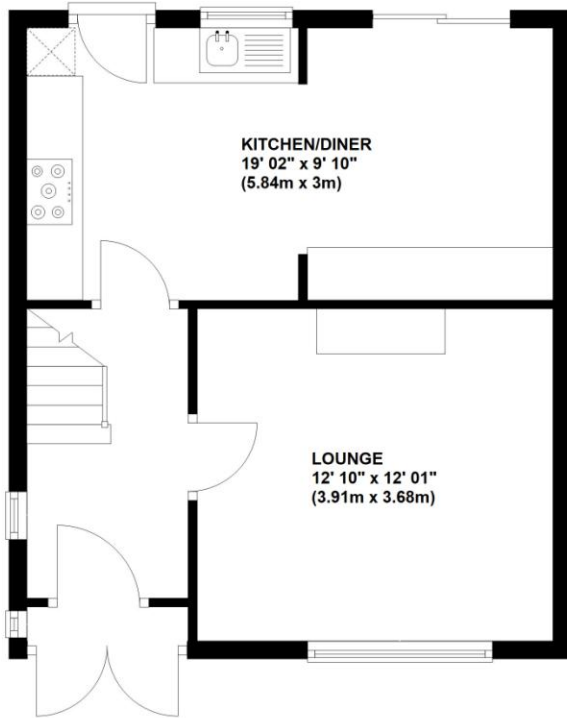
FREEHOLD

COUNCIL TAX BAND : D



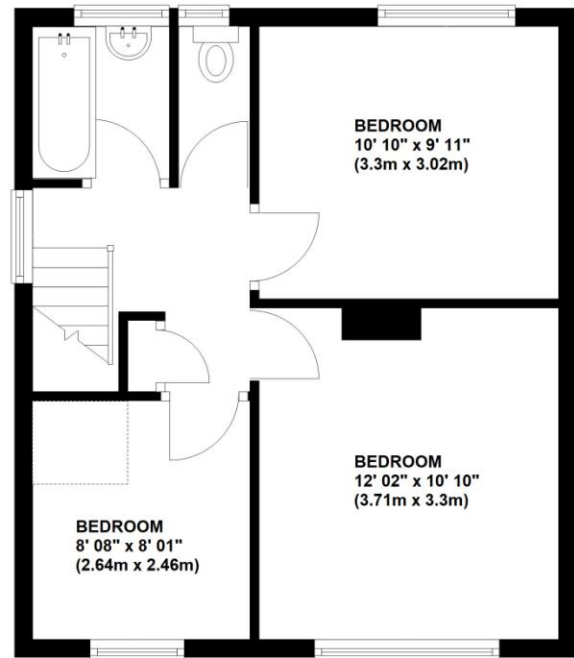
Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: D

Tenure: Freehold

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 71 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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