

THOMAS BROWN

ESTATES



42 Derwent Drive, Petts Wood, BR5 1EW

Asking Price: £550,000

- 2/3 Bedroom Semi-Detached Bungalow
- 2/3 Reception Rooms, Workshop & Garage
- Well Located for Petts Wood High Street & Station
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this rear extended, two/three bedroom semi-detached bungalow situated towards the end of a very sought after quiet close that is within walking distance of Petts Wood Station, High Street, Crofton Primary School and local parks. The accommodation on offer comprises: entrance porch and hallway, two bedrooms both with fitted furniture, lounge that is open plan to the dining room with direct access to the garden, kitchen, shower room and a third reception room that with work could be easily converted into the third bedroom. Externally there is a well kept rear garden perfect for entertaining and alfresco dining, garage to the side with a workshop/utility room behind and off street parking to the front via the block paved drive. Although the property is already extended there is potential (STPP) to convert the garage and workshop, merge the kitchen and dining room into one open plan space and/or convert the loft space as many have done in the location. Derwent Drive is well located for local schools, shops, bus routes, Petts Wood High Street and station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed door to front, double glazed windows to front and side, tiled flooring.

ENTRANCE HALL

Double glazed opaque door to front, airing cupboard, wood effect flooring, radiator.

LOUNGE

15' 02" x 11' 05" (4.62m x 3.48m) (open plan to dining room) Feature fireplace, wood effect flooring, radiator.

DINING ROOM

14' 07" x 8' 05" (4.44m x 2.57m) Double glazed French doors to rear, wood effect flooring, radiator.

RECEPTION ROOM 3

11' 0" x 8' 0" (3.35m x 2.44m) (potential to turn into bedroom 3) Double glazed opaque window to side, wood effect flooring, radiator.



KITCHEN

8' 02" x 7' 07" (2.49m x 2.31m) Range of matching wall and base units with worktops over, two and a half bowl stainless steel sink, space for cooker, space for fridge/freezer, double glazed window to rear, double glazed door to side, vinyl flooring.

BEDROOM 1

12' 0" x 11' 06" (3.66m x 3.51m) Fitted furniture, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 04" x 8' 0" (3.45m x 2.44m) Fitted furniture, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

36' 0" x 34' 0" (10.97m x 10.36m) Patio area with rest laid to lawn, mature flowerbed.

FRONT

Block paved drive, laid to lawn.

GARAGE

16' 08" x 8' 05" (5.08m x 2.57m) Electric up and over door to front, power and light.

WORKSHOP/UTILITY

14' 04" x 8' 09" (4.37m x 2.67m) (to rear of garage) Double glazed French doors to rear, space for washing machine, space for tumble dryer.

DOUBLE GLAZING

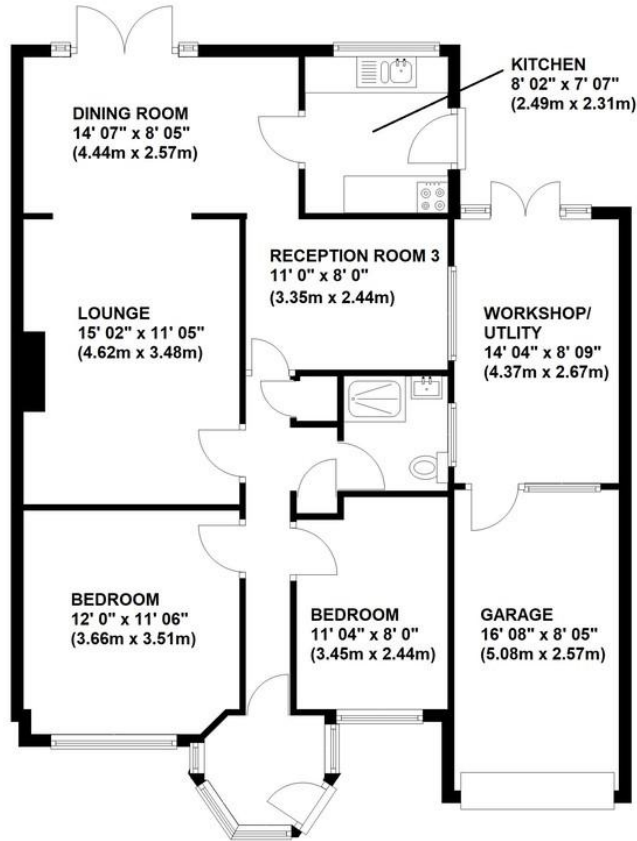
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



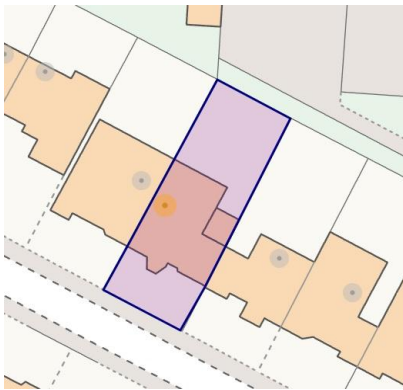
Ground Floor

Approx. 104.2 sq. metres (1122.1 sq. feet)



Total area: approx. 104.2 sq. metres (1122.1 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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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