



Petts Wood, Orpington BR5  
£275,000

**jdm**  
ESTATE AGENTS



---

**Description:**

OPEN DAY 27th/28th JUNE PLEASE CALL TO MAKE YOUR APPOINTMENT

Located on a quiet cul-de-sac in Petts Wood is this delightful two bedroom first floor maisonette. Accommodation comprises, lounge with bay window and fireplace surround, master bedroom with fitted wardrobes, second bedroom, modern bathroom and fitted kitchen.

Benefits also include a large garden benefiting from a shed and a greenhouse. The property backs onto parkland and is ideally situated for Petts Wood station and Crofton Primary school.

The property is currently rented out to a tenant who would happily stay if the property is sold to a landlord. The property has no onward chain.



---

**Directions:** From PW Station Square turn right into Fairway, at the end turn right into Tudor Way, proceed over mini roundabout into Rycroft Road, at the end right into Shepperton Road and second left into Eynsford Close.

**Tenure:** Leasehold

**Council Tax Band:** C

**Local Authority:** London Borough of Bromley

---





---

**Room Dimensions:**

Lounge	14'1 x 10'5
Kitchen	7'2 x 5'11
Bedroom one	10'5 x 9'10
Bedroom two	9'6 x 9'5
Bathroom	5'5 x 5'5
Garden	
Loft	

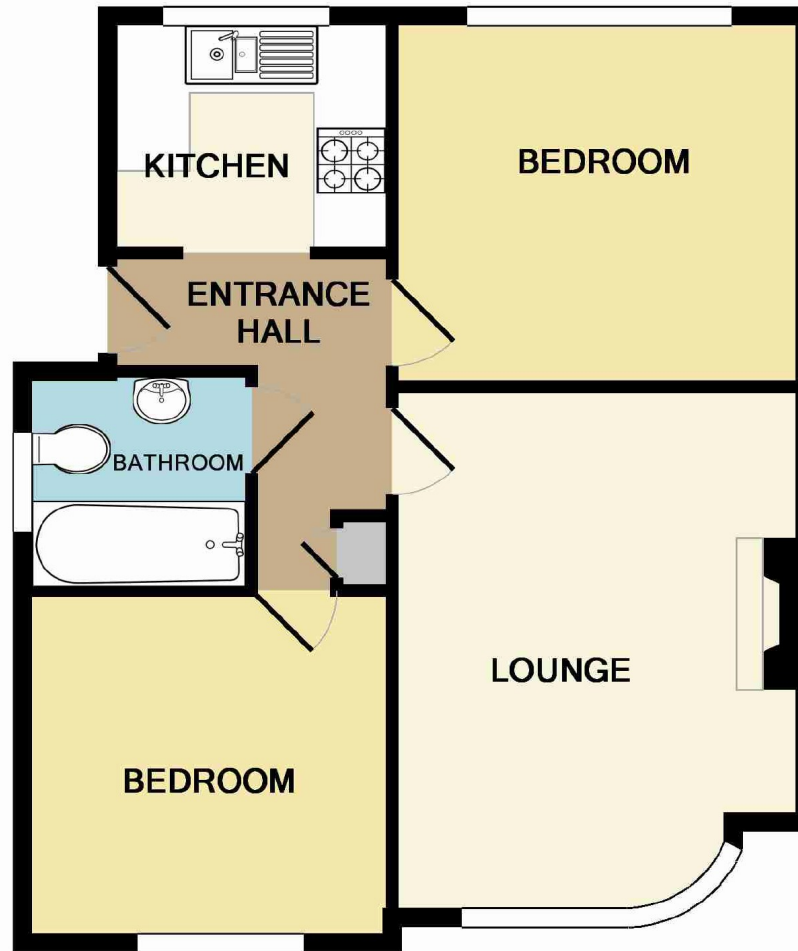


---

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>	74	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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



TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 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

Made with Metropix ©2014

**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**

36 Station Square, Petts Wood, Kent BR5 1NA

01689 819 819

ew@jdmonline.com



**jdm**  
ESTATE AGENTS