

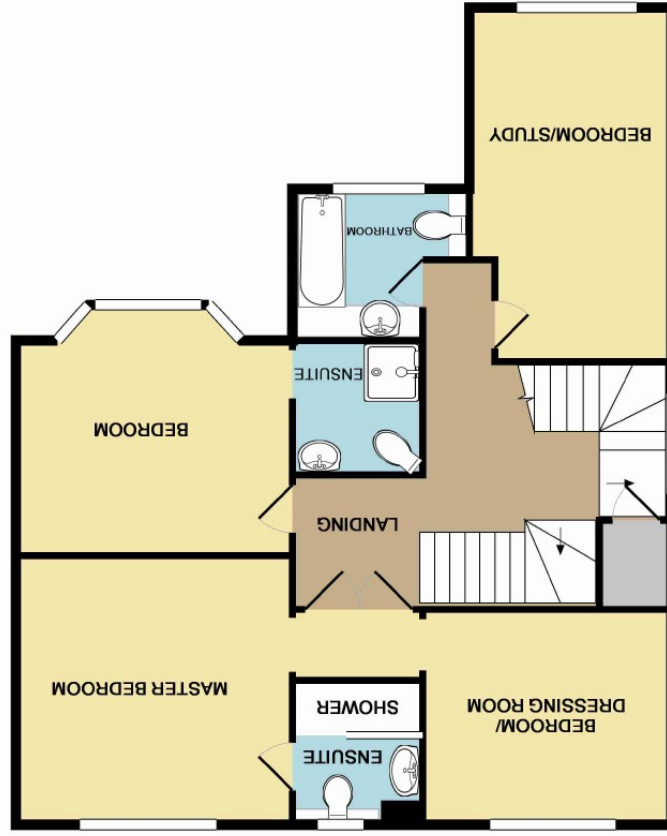
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TOTAL APPROX. FLOOR AREA 2342 SQ. FT. (217.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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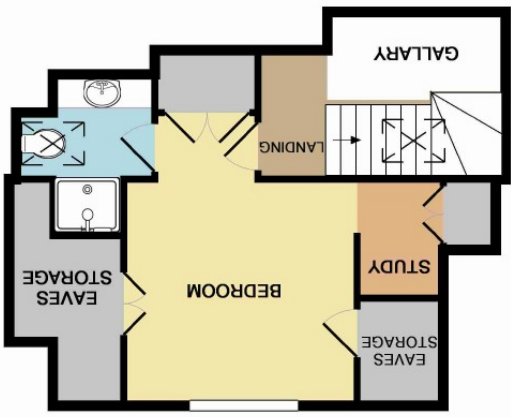
GROUND FLOOR
APPROX. FLOOR
AREA 1094 SQ. FT.
(101.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 894 SQ. FT.
(83.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 353 SQ. FT.
(32.8 SQ.M.)



Little Thrift, Petts Wood, BR5 1NQ
Guide price £1,150,000 to £1,250,000

Description:

GUIDE PRICE £1,150,000 - £1,250,000

Little Thrift is a delightful cul-de-sac located in an enviable position on the East side of Petts Wood with convenient access to the village amenities including Petts Wood Station and an array of restaurants and boutiques. The National Trust woodlands are a short stroll away and local greenbelt countryside is within a short drive.

Oak Lodge nestles within the cul-de-sac and benefits from an extensive program of extension and refurbishment which has been tastefully carried out to combine a characterful and modern finish. To the ground floor is a large hallway, cloakroom, two reception rooms and a beautifully finished breakfasting kitchen. To the first floor is a delightful galleried landing with a double height ceiling leading to the master bedroom via double oak doors with an en-suite shower room and dressing room/bedroom five. There are also three further double bedrooms. To the second floor is another good sized bedroom with an en-suite and a study area.

The rear garden is delightful and boasts a south westerly aspect and an array of mature trees and shrubbery. The garden extends to some 140' with further woodland behind owned by Network Rail but currently occupied and maintained by the present owners. To the front is off-street parking and access to the garage.



Directions: From our office in PW Station Square turn left and continue over into Woodland Way which becomes Great Thrift and take the first turning on the left into Little Thrift.

Tenure: Freehold

Council Tax Band: G

Local Authority: London Borough of Bromley

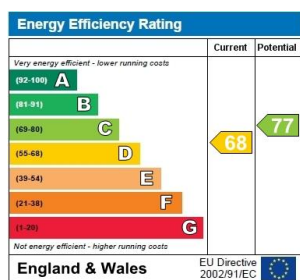


Room Dimensions:

Entrance Porch	
Hallway	14'2 x 10'7
Cloakroom	
Lounge	20'0 x 18'5
Dining Room	13'0 x 12'10
Breakfasting Kitchen	22'3 x 10'0
Stairs to First Floor	
Landing	17'1 x 16'2 (max)
Bedroom One	12'10 x 12'0
En-suite Shower Room	6'6 x 5'6
Dressing Room/Bedroom Five	11'4 x 10'3
Bedroom Two	12'10 x 11'1
En-suite Shower Room	5'10 x 5'2
Bedroom Three	14'7 x 9'9
Family Bathroom	8'0 (max) x 7'7
Stairs to Second Floor	
Bedroom Four	10'9 x 9'8
En-suite Shower Room	7'5 x 4'10
Study Area	5'2 x 4'0
Garden	140' x 42' (approximately)
Garage	



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



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

