











Total area: approx. 47.0 sq. metres (506.3 sq. feet)



Shepperton Road | Petts Wood | Orpington | BR5

£350,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Ground floor maisonette
-  Short walking distance to Petts Wood Station
-  Recently refurbished and renovated
-  Petts Wood High Street also within walking distance
-  2 well-proportioned bedrooms
-  Stylishly and immaculately-presented
-  South-facing rear garden + front garden
-  Long lease



£350,000



Kenton is delighted to present this stylishly and immaculately presented 2 bedroom GROUND FLOOR maisonette, conveniently-situated within short walking distance to Petts Wood Station as well as general amenities and popular schools. Internally, the accommodation comprises; an ample-sized reception room with double doors on to a south-facing rear garden, a contemporary fitted kitchen, two well-proportioned bedrooms (with "Bedroom 1" featuring a bay window and stylish wood-panelling feature) and a modern bathroom, with all rooms served by a hallway with attractive Herringbone flooring. During their ownership and over recent years the respective owner has effectively, entirely renovated the property throughout including the installation of; new double glazing, new radiators, both a new kitchen and bathroom, new flooring as well as general re-decoration. Externally, the aforementioned rear garden benefits from the ever-coveted south-orientation as well as both patio and traditional lawn areas, extending to circa 70ft in length in total. Furthermore, there is also an additional garden area with traditional lawn to the front. Petts Wood Station is a mere 10 minute walk away, offering direct and frequent services into central London. Petts Wood High Street also features an array of popular; restaurants, bars and leisure/beauty facilities is also just a short walk away. The reputable and currently-rated Ofsted "Outstanding" Crofton Primary School is also within a few minutes' walk.

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Entrance & Hallway

Composite entrance door, built-in storage cupboard (housing boiler), picture rail, separate built-in storage cupboards, radiator, Herringbone flooring.

Living Room

12'0" x 10'5" maximum (3.66m x 3.18m maximum)
Double glazed doors to rear garden, picture rail, radiator, fitted carpet.

Kitchen

5'11" x 7'2" (1.81m x 2.19m)
Double glazed window to rear, range of matching wall and base units (latter with work surfaces over), sink unit with swan-neck tap, integrated oven with hob and extractor hood over, integrated washing machine, space for upright fridge/freezer, Herringbone flooring.

Bedroom 1

11'7" into bay x 10'5" (3.54m into bay x 3.18m)
Double glazed bay window to front, picture rail, feature wood-panelling, radiator, fitted carpet.

Bedroom 2

8'12" x 9'5" (2.74m x 2.86m)
Double glazed window to front, picture rail, radiator, fitted carpet.

Bathroom

5'6" maximum x 5'9" (1.67m maximum x 1.75m)
Frosted double glazed window to side, extractor fan, half-tiled walls, panelled bath with shower extension over, low level W.C, wash hand basin, heated towel rail, art-deco style vinyl flooring.

Rear Garden

Approximately 70ft in length
South-facing and featuring, patio area, traditional lawn area, mature shrubs, light, water tap, side access via gate.

Front Garden

Traditional lawn area, mature tree, side access via gate.

LEASE & ASSOCIATED CHARGE DETAILS;

OUTSTANDING LEASE TERM: Circa 165 years

GROUND RENT PAYABLE: "Peppercorn"

SERVICE CHARGE PAYABLE: N/A

The respective vendor has advised that the only item payable to the freeholder is buildings insurance, which has been equating to circa £650.00 per annum

