



Ryecroft Road

Petts Wood, Orpington, Kent BR5 1DR

A 1930's 3 bedroom chalet style semi-detached home in need of complete modernisation



Ryecroft Road

Guide Price £600,000

Chain Free.

A 1930's 3 bedroom chalet style semi-detached home in need of complete modernisation and located within easy walking distance of Petts Wood High Street and Crofton Junior School.

To the front/side there is a garden measuring approximately 24ft wide x 40ft deep plus an approximate 60ft rear garden.

Although in need of work the property does benefit from a new temporary kitchen, shower room and central heating system.

The vendor informs us the property can also be extended, under permitted development, to the first and second floors.

Keys with us.

- 3 Bedrooms
- 2 Reception rooms
- New Temporary kitchen
- New temporary shower room
- New Boiler & tank

- In need of complete modernization
- Close to Crofton Junior School
- Close to Petts Wood High Street & Station
- 60ft rear/side garden
- Chain free





ACCOMMODATION

Entrance Hall: 9' 0" x 7' 4" (2.74m x 2.23m)

Sitting Room: 16' 2" x 12' 0" (4.92m x 3.65m)

Bay window to front, radiator.

Dining room: 12' 7" x 10' 1" (3.83m x 3.07m)

Double glazed doors to rear, understairs cupboard, double radiator.

Kitchen: 10' 6" x 8' 0" (3.20m x 2.44m)

Door to side, window to rear, temporary kitchen installed with range of matching wall and base units, stainless steel Sink and drainer, new fridge/freezer, new gas cooker, new boiler and new dishwasher.

Downstairs shower room:

New shower cubicle, window to side, wash hand basin, radiator, new Mega flow water tank.

Downstairs W.C.

New low level w.c., radiator.

First Floor:

Bedroom 1: 17' 6" x 13' 6" (5.33m x 4.11m)

Bay window to front, radiator.

Bedroom 2: 11' 9" x 10' 5" (3.58m x 3.17m)

Window to rear, deep cupboard, radiator.

Landing:

Cupboard, access to loft.

Front/side Garden 24' 0" x 0' 0" (7.31m x 0.00m)

24ft wide x 40ft deep

Rear Garden:

Approximately 60ft to rear/side.

Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



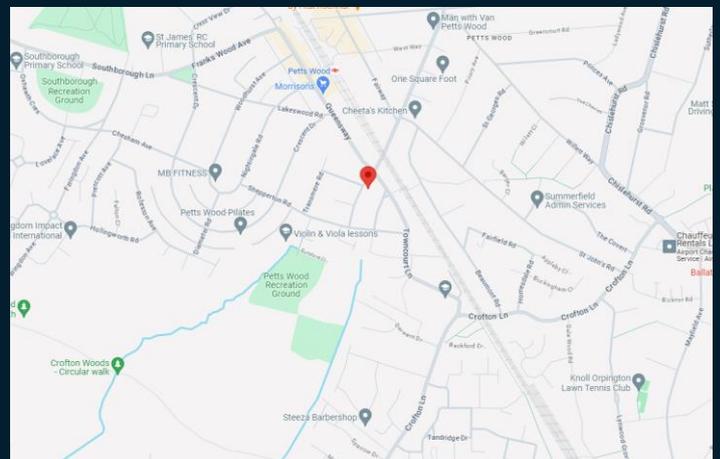
Additional Information:

Council Tax Band: E

Location: PETTS WOOD

Viewing: Via Browne Estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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