



Towncourt Lane, Petts Wood

Freehold

£435,000

A well maintained and presented two double bedroom property, which is ideally located for all local facilities including within a stones throw of Crofton Junior and Senior Schools. Offered to the market in A1 order throughout, a particular note is the downstairs cloakroom and parking space. This property is sure to attract much interest and as such your early viewing comes highly recommended.

Property Features

- Mid terrace house
- Two bedrooms
- Conservatory/garden room
- Downstairs wc plus upstairs bathroom
- Low maintenance garden
- Excellent location

Property Description

FRONT

Landscaped pea shingled front garden (low maintenance) leading up to part glazed security front door with access into:

HALLWAY

Double radiator.

CLOAKROOM

Frosted double glazed windows to front. Two piece suite comprising vanity wash hand basin and low level W.C.

LOUNGE

17' 2" x 12' 3" (5.23m x 3.73m)

Double glazed windows and French doors overlooking the secluded rear garden. Two double radiators and under stairs storage cupboard.

CONSERVATORY/GARDEN ROOM

11' x 8' 6" (3.35m x 2.59m)

Double glazed windows and French doors overlooking the secluded rear garden.

KITCHEN

12' 1" x 6' (3.68m x 1.83m)

Double glazed windows to front. Modern kitchen with a range of fitted wall and base units finished in white with complementing solid granite work surfaces. Stainless steel under cut sink unit with mixer taps and single drainer. Four ring gas hob and electric oven all in brush steel. Plumbing for washing machine, space for fridge and separate freezer. Double radiator, tiled floor plus partial tiling to splash backs.

FIRST FLOOR LANDING

BEDROOM ONE

12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed window to front. Single radiator and fitted wardrobe.





BEDROOM TWO

12' x 11' (3.66m x 3.35m)

Double glazed windows overlooking the secluded rear garden. Single radiator.

BATHROOM

Modern white three piece suite comprising bath with mixer taps and separate Aqualisa shower and glass screen. Pedestal wash hand basin and low level W.C. Single radiator and partial tiling to walls and tiled floor.

GARDEN

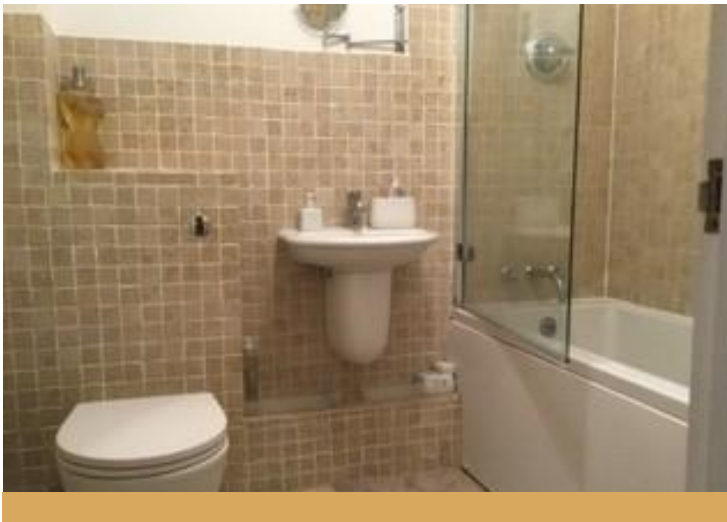
20' Approx. (6.1m)

Secluded rear garden which is very low maintained and enjoys a high level of seclusion. Has a shingled area and separate shed.

PARKING SPACE

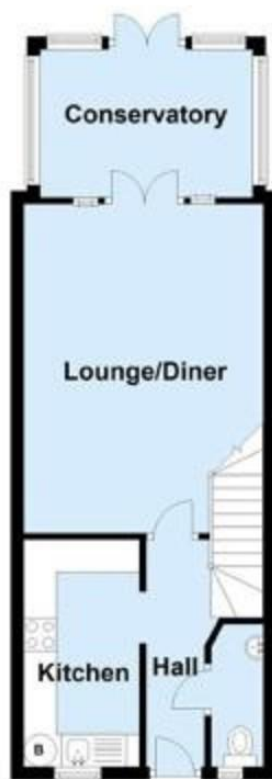
DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Left at mini-roundabout into Towncourt Lane.

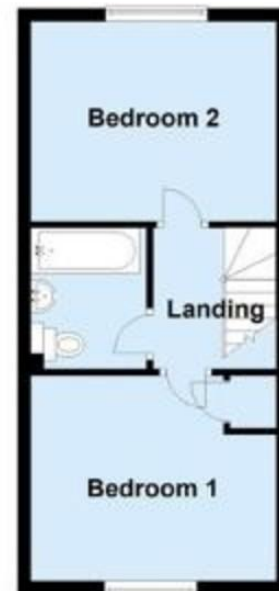


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Local Authority: Bromley London Borough Council

Council Tax Band: Band D

Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.