

THOMAS BROWN

ESTATES



138 Towncourt Lane, Petts Wood, BR5 1EJ

Asking Price: £825,000

- 4 Bedroom Semi-Detached Chalet Property
- Well Located for Local Schools & Stations
- Extended to Side, Rear & into the Loft
- No Forward Chain, High Specification





Property Description

Thomas Brown Estates are delighted to offer this must view, newly refurbished four bedroom two bathroom semi-detached chalet property, boasting extensions to the side, rear and into the loft, finished to a high specification throughout in a fantastic central position for Petts Wood High Street & Station and Crofton Primary School. The property is being offered to the market with no forward chain and comprises: spacious entrance hallway, two double bedrooms, family bathroom, utility room and a wonderful open plan kitchen/diner and lounge with feature corner bi-fold doors overlooking the rear garden. To the first floor are a further two bedrooms and a shower room. Externally there is a landscaped, low maintenance rear garden perfect for alfresco dining and entertaining and a driveway to the front for numerous vehicles. Towncourt Lane is well located for local schools, shops, bus routes, Petts Wood High Street and station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of specification and location on offer.



ENTRANCE HALL

Composite door to front, skylight, part carpet, LVT flooring.

LOUNGE

20' 7" x 15' 2" (6.27m x 4.62m) (measured at maximum) LVT flooring, two radiators.

KITCHEN/DINER

21' 10" x 10' 5" (6.65m x 3.18m) Range of matching wall and base units with quartz worktops over, sink, integrated induction hob with extractor over, integrated oven, integrated oven/microwave, integrated tower fridge, integrated tower freezer, integrated dishwasher, central island, tiled splashback, feature bi-folding corner doors, skylight, LVT flooring, radiator.



UTILITY ROOM

Space for washing machine, LVT flooring.

BEDROOM

11' 2" x 10' 7" (3.4m x 3.23m) Double glazed window to front, carpet, radiator.

BEDROOM

12' 11" x 9' 6" (3.94m x 2.9m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, his and hers wash hand basin, bath with rainforest showerhead over and shower attachment, double glazed window to front, laminate flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

15' 3" x 10' 0" (4.65m x 3.05m) (measured at maximum) (part restricted headroom) Velux to front, carpet, radiator.

BEDROOM

15' 3" x 10' 0" (4.65m x 3.05m) (measured at maximum) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, walk-in shower with rainforest head and shower attachment, double glazed window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

31' 2" x 22' 7" (9.5m x 6.88m) (measured at maximum) Landscaped, artificial lawn, paved, flowerbeds, external lights, power, tap.

OFF STREET PARKING

Driveway for multiple vehicles, flowerbeds, external lights.

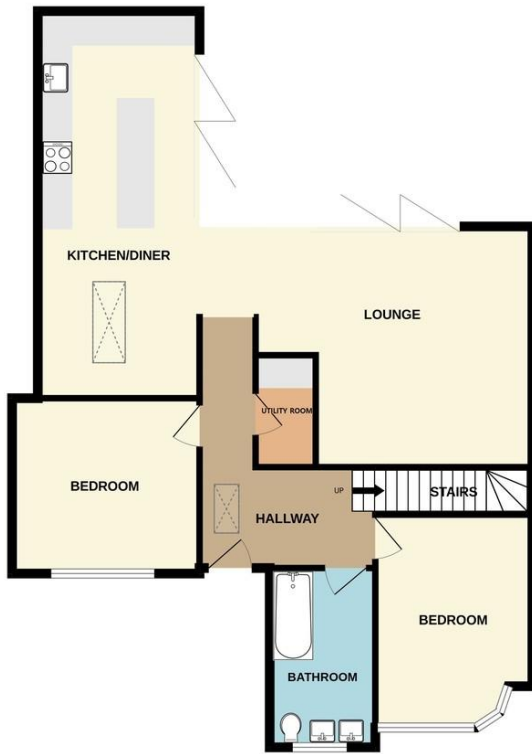
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
930 sq ft. (86.4 sq.m.) approx.



1ST FLOOR
363 sq ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq ft. (120.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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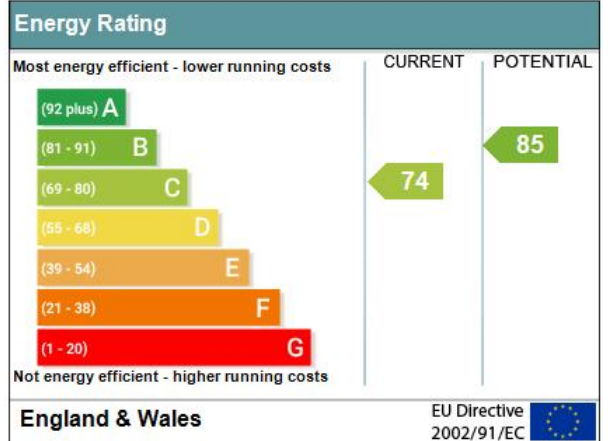
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 138 TOWNCOURT LANE, PETTS WOOD, ORPINGTON, BR5...
RRN: 9556-3008-3208-2387-6200



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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