

THOMAS BROWN

ESTATES



13 Bushey Avenue, Petts Wood, BR5 1EP

Asking Price: £649,995

- 3 Bedroom Rear Extended Semi-Detached House
- Potential to Extend into Loft Space (STPP)
- Well Located for Crofton Primary & Petts Wood Station
- Situated in a Very Sought After Close





Property Description

Thomas Brown Estates are delighted to offer this rear extended three bedroom semi-detached property situated in a very sought after close that is within walking distance of Crofton Primary School, Petts Wood Station and High Street, boasting fantastic potential to extend into the loft space if required (STPP). The accommodation on offer comprises: entrance porch and hallway, lounge, 24' dining room with direct access to the rear garden, fitted kitchen and a wet room style shower room to the ground floor. To the first floor are three bedrooms, bathroom and WC. Externally there is a rear garden mainly laid to lawn, garage to the side and off street parking to the front. Please note this property does require modernisation and this is reflected in the asking price. Bushey Avenue 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.



ENTRANCE PORCH

Door to front, tiled flooring.

ENTRANCE HALL

Door to front, carpet, radiator.

LOUNGE

12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to front, carpet, radiator.

DINING ROOM/FAMILY ROOM

24' 11" x 12' 4" (7.59m x 3.76m) Double glazed French doors to rear, carpet, two radiators.

KITCHEN

16' 9" x 8' 1" (5.11m x 2.46m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for dishwasher, space for washing machine, undercounter fridge, tiled splashback, door to side, double glazed window to rear and side, vinyl tiles flooring.



WET ROOM STYLE SHOWER

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

12' 0" x 11' 11" (3.66m x 3.63m) Double glazed window to front, exposed floorboards, radiator.

BEDROOM 2

11' 3" x 9' 5" (3.43m x 2.87m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

9' 4" x 8' 0" (2.84m x 2.44m) Double glazed window to rear, carpet, radiator.



BATHROOM

Wash hand basin, bath, double glazed opaque window to front, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl tiles flooring.

OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN

90' 0" (27.43m) Patio area with rest laid to lawn, mature shrubs, side access.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

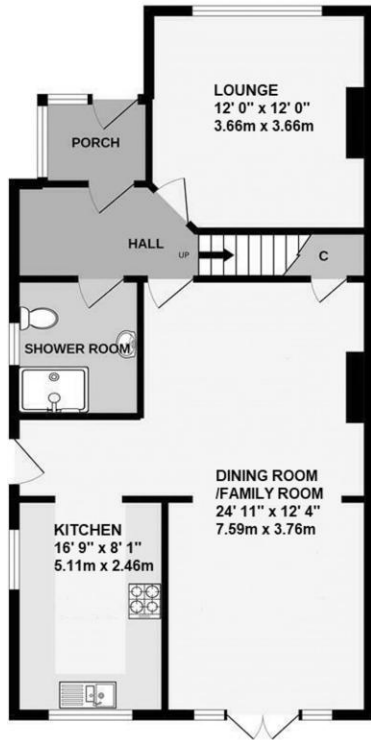
GARAGE

DOUBLE GLAZING

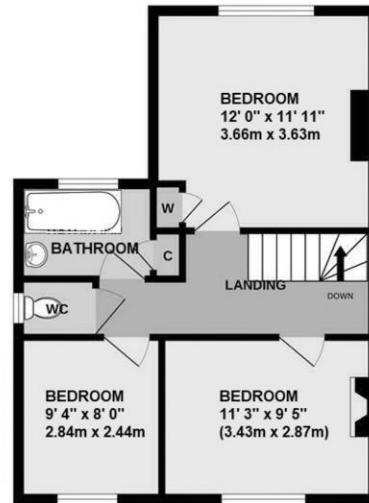
CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Construction: Standard

Council Tax Band: E

Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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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