

# THOMAS BROWN

ESTATES



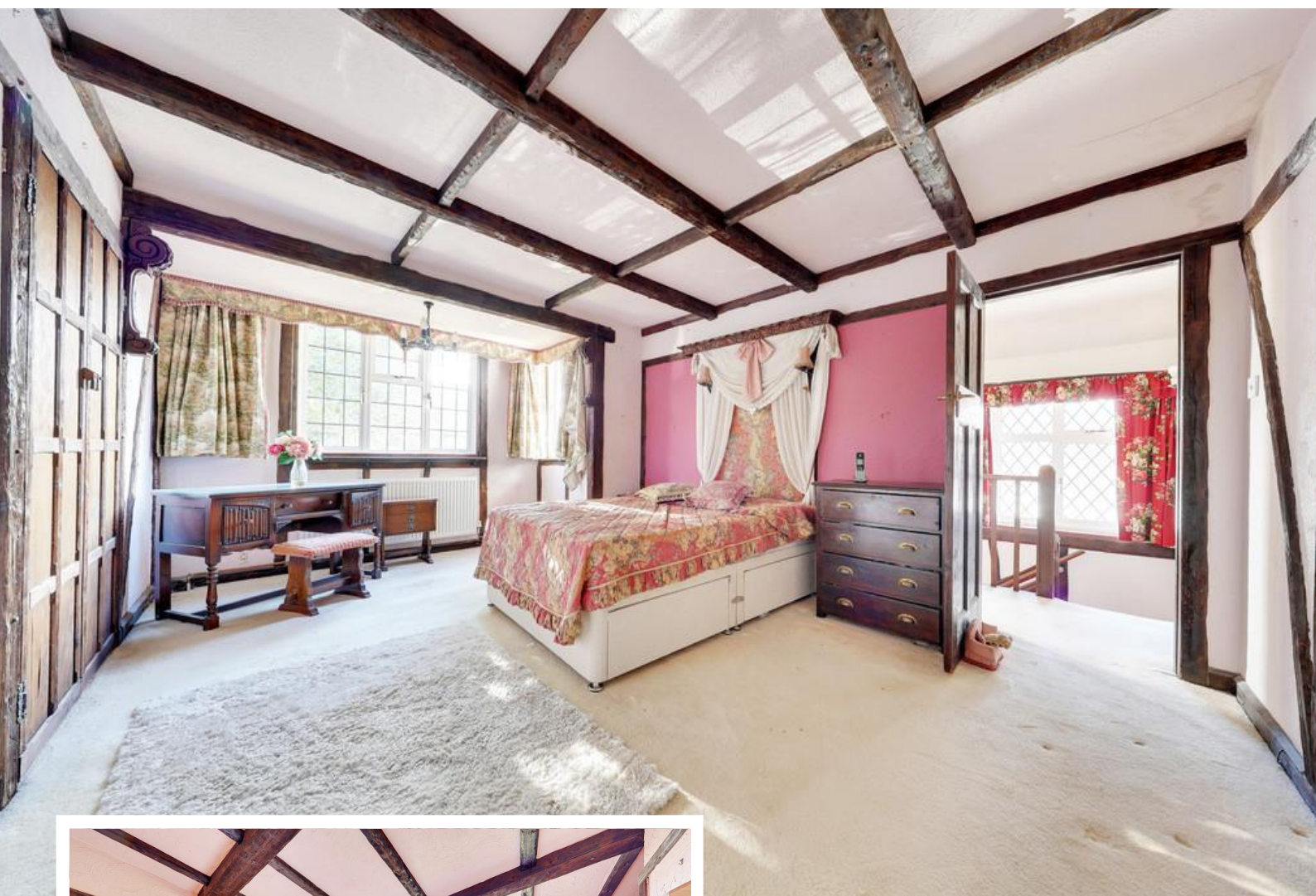
**74 Wood Ride, Petts Wood, BR5 1PY**

**Guide: £625,000-£650,000**

- 3 Double Bedroom Semi-Detached House
- Short Walk to Petts Wood High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Location







## Property Description

**\*\*\*CASH BUYERS ONLY\*\*\*** Thomas Brown Estates are delighted to offer this larger style three double bedroom semi-detached property, located on the highly sought after Wood Ride in Petts Wood East and is being offered to the market with no forward chain. The property offers fantastic potential to extend (STPP) and is ideally positioned within a short walk of Petts Wood High Street and Station.

The accommodation comprises an entrance hall, a lounge open plan to the dining room with direct access to the rear garden, and a kitchen to the ground floor. To the first floor are three double bedrooms, a bathroom and a separate WC.

Externally, the property benefits from a large rear garden, garage to the side and a driveway to the front. Subject to planning permission, the property offers scope to extend to the rear, to the side (replacing the garage) and/or into the loft space, as many neighbouring properties have done.

Please note the property requires full renovation throughout, which has been reflected in the asking price. Viewings are highly recommended to appreciate the excellent location and significant potential on offer. Please contact Thomas Brown Estate Agents in Orpington to arrange an appointment.





#### ENTRANCE HALL

Door to front, double glazed opaque window to front, carpet, radiator.

#### LOUNGE

15' 10" x 13' 08" (4.83m x 4.17m) (open plan to dining room) Double glazed bay window to front, carpet, radiator.

#### DINING ROOM

13' 06" x 11' 08" (4.11m x 3.56m) Double glazed French doors to rear, carpet, radiator.

#### KITCHEN

13' 06" x 10' 02" (4.11m x 3.1m) Range of matching wall and base units with worktops over, one and a half bowl sink and double drainer, space for appliances, double glazed window to side and rear, door to side, tiled flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, two double glazed windows to side.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet, radiator.

#### BEDROOM 1

16' 06" x 11' 09" (5.03m x 3.58m) Built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

13' 08" x 11' 10" (4.17m x 3.61m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

10' 04" x 10' 03" (3.15m x 3.12m) Double glazed window to side and rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, double glazed opaque window to front, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

100' 0" (30.48m) (approx.) Mature

#### OFF STREET PARKING

#### GARAGE

19' 10" x 8' 02" (6.05m x 2.49m) Door to front and rear.

#### DOUBLE GLAZING

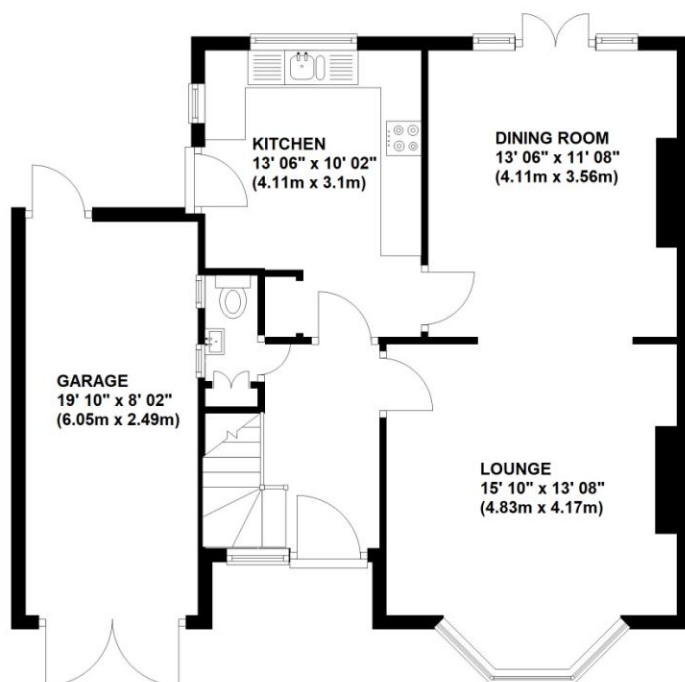
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



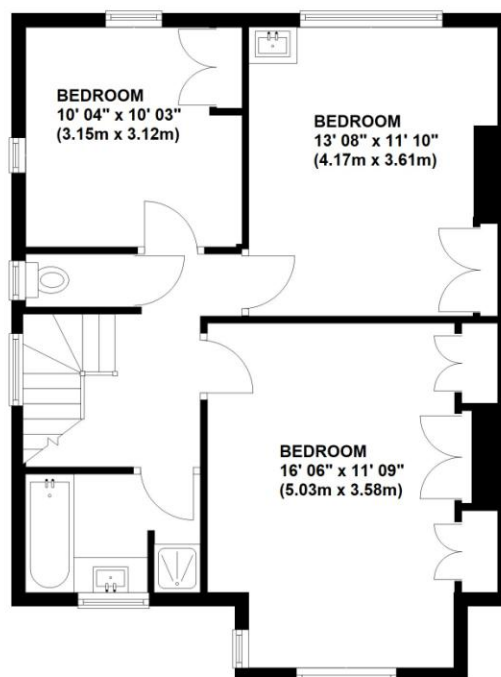
## Ground Floor

Approx. 69.0 sq. metres (742.7 sq. feet)



## First Floor

Approx. 59.1 sq. metres (636.6 sq. feet)



Total area: approx. 128.1 sq. metres (1379.3 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: F**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	73
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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