

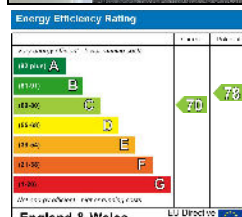


Kenilworth Road, Petts Wood, BR5 1DY

LEASEHOLD

£310,000

CHAIN FREE. A well presented and neutrally decorated to double bedroom first floor maisonette, which is located close to Queensway, offering an array of local shops and supermarkets, as well as Petts Wood mainline station. The property offers a modern kitchen and bathroom, gas central heating and double glazing throughout. Rarely for a property of this nature is a mature rear garden, which extends to approximately 200 feet. Set within the catchment of the outstanding Crofton Schools, this maisonette which benefits from a long lease is ideally suited to first-time buyers or let investors.



- Chain Free
- Two Bedrooms
- Approx 200' Garden
- Lease 168 years
- Yearly Insurance Premium to Freeholder (2022 was £362)
- First Floor Maisonette
- Well Presented Throughout
- Council Tax Band C
- No Ground Rent or Service Charge

FRONT

Pathway leading up to covered entrance with access into:

HALLWAY

Radiator, loft hatch and fitted carpet.

LOUNGE 13'7 x 10'2 (4.14m x 3.10m)

Double glazed half bay window to front. Radiator and fitted carpet.

KITCHEN 7'2 x 6'8 (2.18m x 2.03m)

Double glazed window to rear. Fitted kitchen with a range of wall and base units with complementing worksurfaces. Stainless steel sink with mixer tap and drainer to side. Space and plumbing for washing machine. Built in electric oven with two ring electric hob and fitted extractor over. Cupboard enclosed glow-worm boiler. Part tiled walls and vinyl flooring.

BEDROOM ONE 10'3 x 9'4 (3.12m x 2.84m)

Double glazed window to rear. Radiator and fitted carpet.

BEDROOM TWO 9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to front. Radiator and fitted carpet.

BATHROOM

Double glazed window to side. Three piece suite comprising panelled bath with wall mounted shower, mixer tap and glass shower screen. Pedestal hand basin with mixer tap and splashback tiling and a low level WC. Double radiator and mostly tiled walls.

GARDEN 200' approx (60.96m approx)

Extending to approximately 200' garden and is well secluded. To note, gardens of this size are rare in this area.

DIRECTIONS

From Petts Wood, Station Square, proceed down Fairway and right into Tudor Way. Straight across mini-roundabout into Ryecroft Road and first right is Kenilworth Road.

Kenilworth Road, Petts Wood, Orpington, BR5



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2022.