



Merton Gardens | Petts Wood | BR5

£550,000

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs		✗	✗	Very environmentally friendly - lower CO ₂ emissions		✗	✗
(92-100) A	(92-100) A						
(81-91) B	(81-91) B						
(69-80) C	(69-80) C						
(55-68) D	(55-68) D						
(39-54) E	(39-54) E						
(21-38) F	(21-38) F						
(1-20) G	(1-20) G	Not environmentally friendly - higher CO ₂ emissions					
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	

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- Semi-detached bungalow
 - Extensive potential
 - Secluded, Westerly-facing rear garden
 - Secluded yet most convenient location
 - Requiring refurbishment & modernisation
 - 3 bedrooms
 - Driveway & attached garage
 - No onward chain



Kenton are delighted to present to the market this 3 bedroom bay-fronted semi-detached bungalow, situated in the ever-popular, desired and convenient Petts Wood area. Requiring refurbishment and modernisation throughout and having been un-extended as of yet, ultimately the property offers extensive potential for the new prospective owners, with precedents for several varying extensions amongst neighbouring properties (of course the usual planning consents will be applicable). Currently, internally, the property comprises, via a hallway leading to all accommodation; a living room to the rear looking on to the garden, an adjacent kitchen, three bedrooms (two of which feature fitted wardrobes) as well as a family bathroom. Externally, the aforementioned rear garden is secluded and boasts a Westerly orientation. Furthermore, there is also an ample front garden, driveway and attached garage. Merton Gardens is most conveniently-situated, nestled in a quiet close surrounded by green space and with a vast array of general amenities, transport links and popular schools within close proximity. For instance, both Petts Wood High Street and Station are a mere few minutes' walk away, featuring a diverse range of shops, eateries and facilities, and direct and frequent services into central London, respectively. Some of the areas most reputable schools are also within short walking distance, namely; St. James Roman Catholic Primary, Crofton Primary, Southborough Primary and Bromley High Schools. Offered to the market with the additional benefit of no onward chain.

Merton Gardens, Petts Wood, BR5



Entrance Hall

UPVC front door with double glazed frosted window panel, cupboard housing meters, access to loft, radiator, fitted carpet.

Lounge

12'6" x 13'5" (3.80m x 4.09m)

Double glazed sliding patio doors to the rear, electric fire, radiators, fitted carpet.

Kitchen

8'6" x 9'9" (2.59m x 2.97m)

Double glazed window to the rear, double glazed frosted door to the side, original larder cupboard, limited wall and base units, stainless steel sink unit, working surfaces, plumbing for washing machine, gas connection for cooker, wall-mounted combi boiler, radiator, vinyl flooring.

Bedroom 1

13'1" x 9'11" measured at maximum (3.98m x 3.02m)

Double glazed window to the front, fitted wardrobes, radiator.

Bedroom 2

11'3" x 9'6" (3.42m x 2.90m)

Double glazed bay window to the front, radiator, fitted carpet.

Bedroom 3

7'1" x 9'6" (2.15m x 2.90m)

Double glazed window to the side, fitted single wardrobe, radiator, fitted carpet.

Bathroom

5'11" x 6'8" (1.81m x 2.03m)

Double glazed frosted window to the side, panelled bath with shower extension, low-level WC, wash hand basin, fitted cupboard, radiator, vinyl flooring.

Rear Garden

Westerly-facing, traditional lawn with borders, car port to the side with up and over garage door leading to the front of the property.

Front Garden

Traditional lawn, paved driveway.

