



# The Covert

Petts Wood East | Orpington | BR6 0BU







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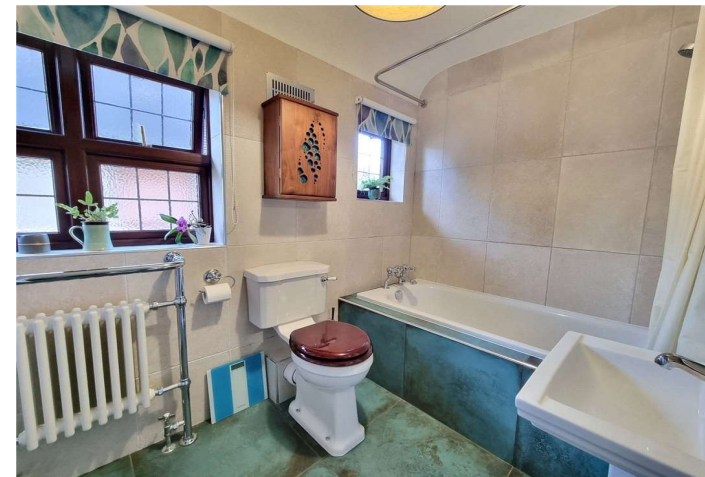
Petts Wood East, Orpington, BR6 0BU

Offers Over £900,000  
Freehold

A fantastic opportunity to purchase this 1930's Noel Rees semi-detached house. The property has much character with many original features & is situated in a highly sought after tree-lined road.

Benefitting from:

- Bespoke Handmade Fitted Kitchen
- Wealth Of Quality Fittings
- Rewiring In 2013
- Hardwood Double Glazing
- Attractive Wooden Beams
- Two Reception Rooms
- Three Double Bedrooms
- Ground Floor Cloakroom
- Close To St Olaves School
- Convenient For Orpington & Petts Wood Stations
- Well Established 135ft Rear Garden
- Prestigious Location
- Council Tax: F
- EPC Rating: E





## Accommodation

**Entrance Hall:** Solid Oak door to front. Double glazed window to side. Original Style tiling. Designer radiator. Stairs to first floor with recently fitted carpet.

**Ground Floor Cloakroom:** Fitted with a wash hand basin and wc. Chrome heated towel rail. Double glazed opaque window to side. Fired Earth wall tiles and Original Style flooring.

**Lounge:** 4.9m x 3.7m (16'1" x 12'2") Double glazed French doors opening onto the rear garden. Feature brick fireplace, wall & ceiling lights, radiator and fitted carpet.

**Dining Room:** 4.1m x 3.38m (13'5" x 11'1") Double glazed window to front, original Claygate fireplace and Douglas fir wood flooring.

**Utility Room:** 4.00m x 2.48m (13'1" x 8'2") Fitted with a matching range of solid tulip wood wall and base units with leathered granite work tops. Butler sink with Franke tap. Two 'Siemens' freezers to remain. Double glazed window to side. Door to side. Large pantry with walnut doors. 'Miele' washing machine and tumble dryer to remain. Designer radiator.

**Kitchen/Breakfast Room:** 4.1m x 4.1m (13'5" x 13'5") Fitted with a modern range of solid tulip wood wall & base units with leathered granite work surfaces. Central island with storage. Lantern light window. Two 'Neff' hide and slide ovens, large induction hob, extractor canopy. Butler sink with Franke tap. 'Miele' dishwasher, 'Siemens' Fridge & freezer to remain. Walnut bookcase. Adjustable LED ceiling downlighters. Fired Earth wall tiles. Double glazed bay with window seat to rear. Double glazed door to rear.

**Landing:** Double glazed window to front, access to loft, storage cupboard and handmade bookcase. Recently fitted carpet.

**Bedroom 1:** 4.99m x 3.38m (16'4" x 11'1") Double glazed window to rear, radiator and fitted carpet. Recently decorated.

**Bedroom 2:** 4.1m x 3.38m (13'5" x 11'1") Double glazed window to front, original fireplace, radiator and fitted carpet.







**Bedroom 3:** 2.8m x 2.9m (9'2" x 9'6") Double glazed window to side and rear. Radiator and fitted carpet. Original mirror to remain.

**Family Bathroom:** Fitted with a bath with Aqualisa Quartz shower over, Imperial pedestal wash hand basin and wc. Heated towel rail and Crosswater taps. Two double glazed opaque windows to side. Large storage cupboard. Mandarin Stone tiling. Underfloor heating.

## Exterior

Front Driveway: Providing off road parking.

Rear Garden: Measuring at least 135ft in length. Well established with a variety of mature shrubs and trees. Indian limestone patio. Two garden sheds and Rhino greenhouse. Garden pond.







## Additional Information

The Covert is situated in the sought after area of Petts Wood East, conveniently located for Petts Wood & Orpington Stations alike and various quality schools including St Olaves.

Please note that the following will not remain at the property:-

White glass ceiling light in downstairs hall (on wooden beam)

White and coloured glass ceiling light over the stairs

White and coloured glass ceiling light on the landing on the first floor

Amber/black glass ceiling light, wall cabinet and mirror in the bathroom

Panasonic microwave/oven.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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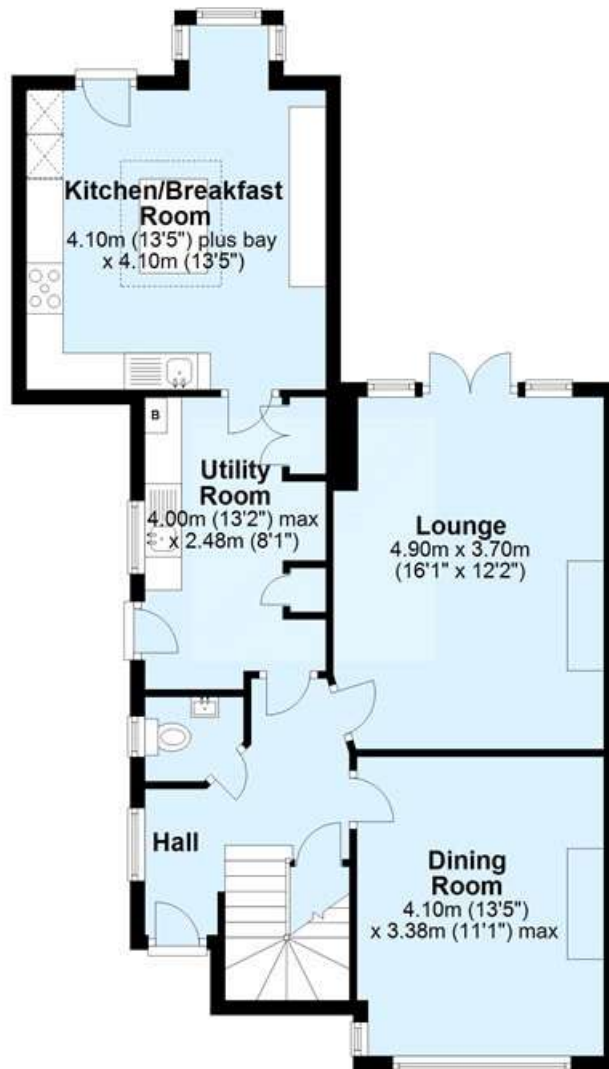
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**ROBINSON-JACKSON**

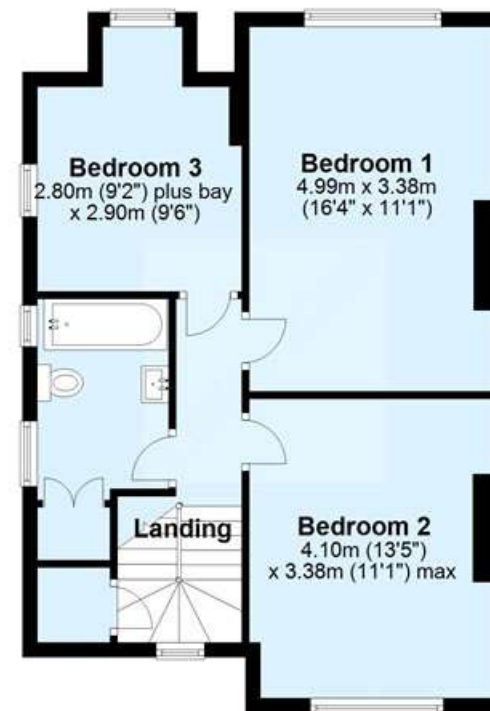
## Ground Floor

Approx. 71.3 sq. metres (767.4 sq. feet)



## First Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



Total area: approx. 125.1 sq. metres (1347.0 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.



