



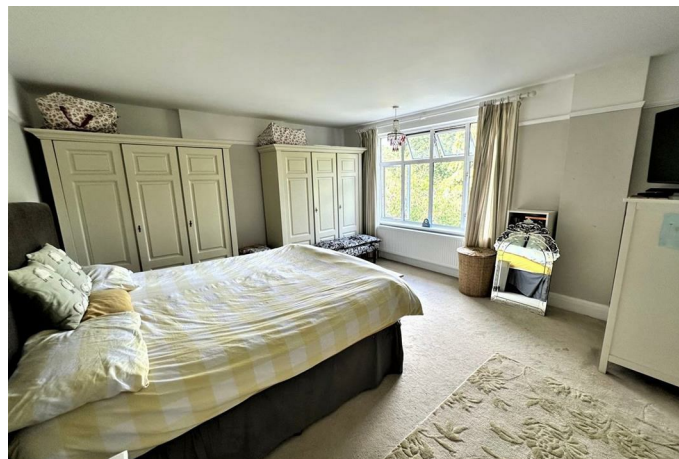
26 Sutherland Avenue, Petts Wood, Kent, BR5 1QZ
Offers In Excess Of £1,000,000

26 Sutherland Avenue, Petts Wood,
Kent, BR5 1QZ

- Attractive Detached Family Home
- 3 Double Bedrooms
- Ground Floor Shower and First Floor Bath
- Beautiful Garden Extending to Some 300'
- Excellent Location With Access to Petts Wood Station
- Much Potential to Extend (STPP)
- Council Tax Band G



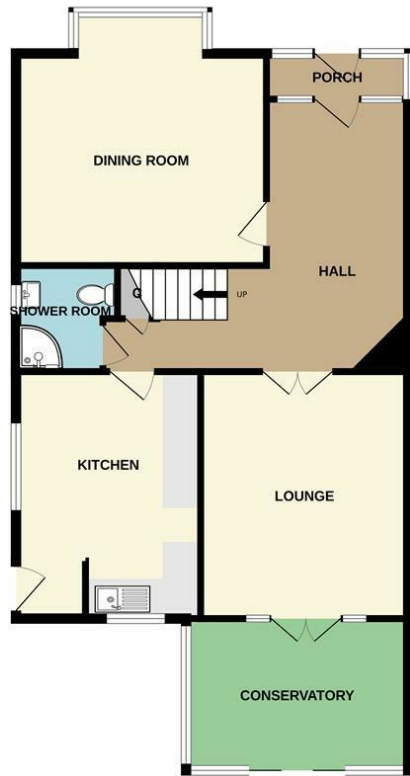
This is a charming, three bedroom, two reception room detached family home; which is located on the tree lined Sutherland Avenue for which many of the houses offer some of the longest gardens in Petts Wood. The property is currently a good size, but it's versatility means it lends itself to all manor of extension (STPP) for which buyers can create an amazing family home. The ground floor features a large L-shaped entrance hallway, two reception rooms, a good size kitchen and a ground floor shower room. On the first floor there are three double bedrooms and a family bathroom. Externally the rear garden is highly secluded and extends to approx. 300' with a newly installed office space with it's own electricity supply. There is off road parking to the front. A viewing of this chain free property is highly recommended which is conveniently located for amenities at Petts Wood; including its mainline station and the local shop and restaurants of Station Square.



Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.

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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IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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