



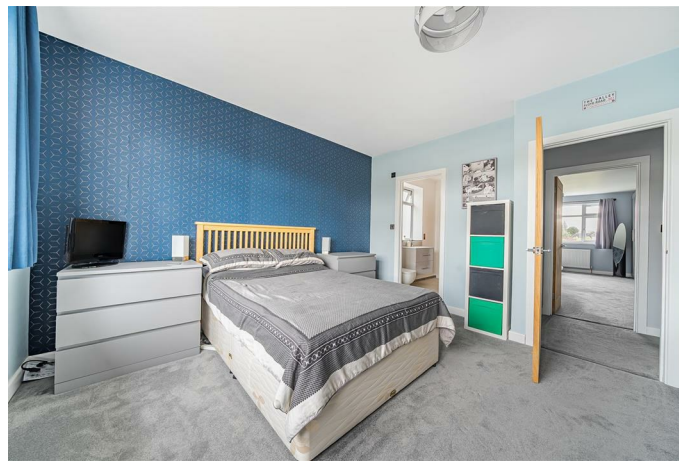
41 Grosvenor Road, Petts Wood, Kent, BR5 1QT  
£1,100,000

41 Grosvenor Road, Petts Wood,  
Kent, BR5 1QT

- Beautifully Renovated Semi-Detached Home
- Five Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Approx 70' West Facing Garden
- Council Tax Band F
- Prime Petts Wood East Location

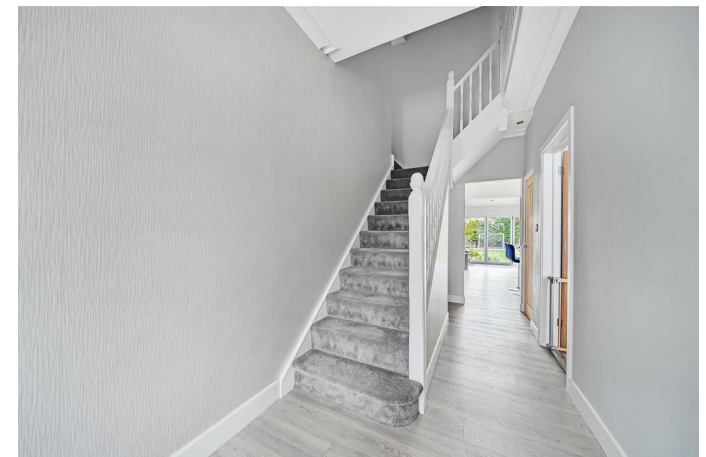


Seeking space at an affordable price?- Then look no further than this cavernous five bedroom, three reception room family home, set upon this sought after road on the East side of Petts Wood, which has been completely refurbished by it's current owners. The property is conveniently positioned within reach of outstanding local schools and transport & your early viewing comes highly recommended.



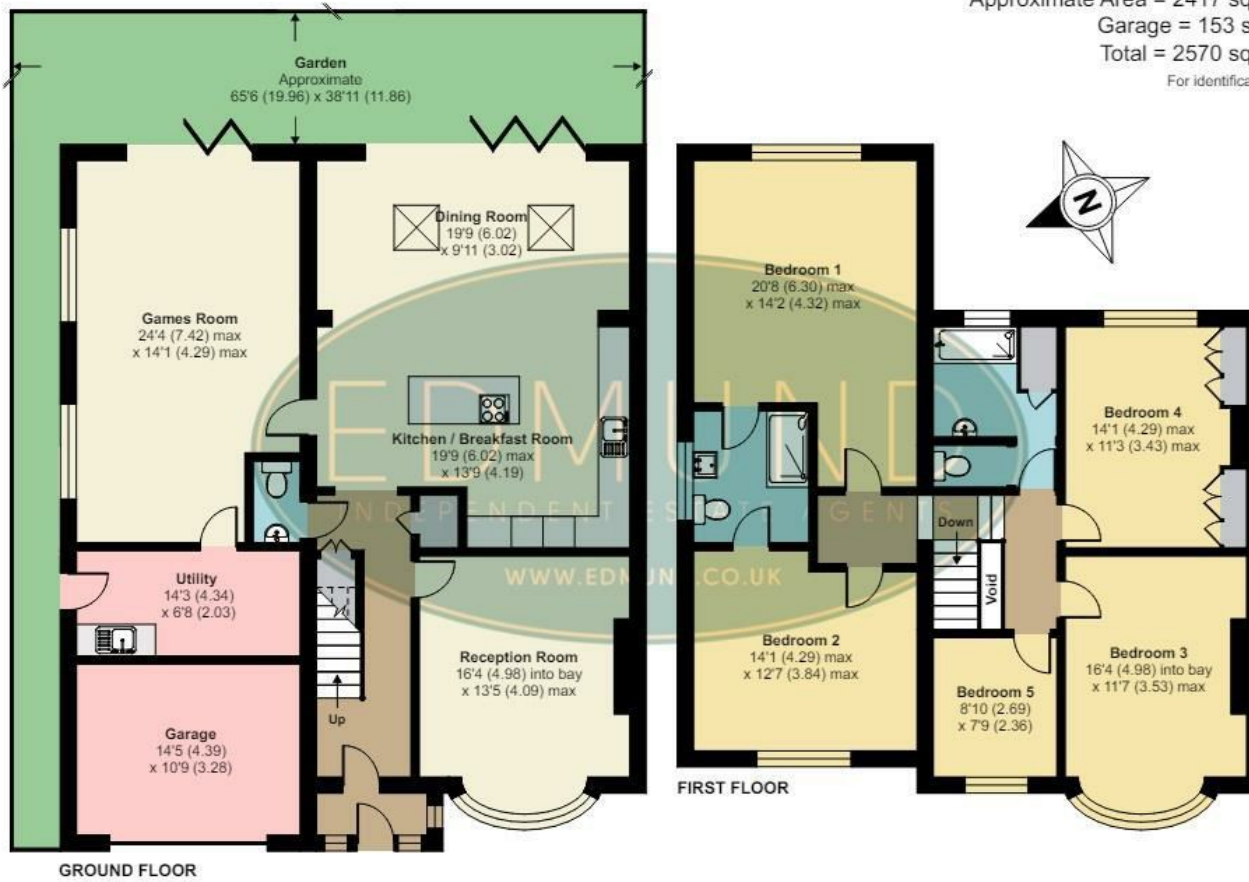
## Viewing

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.



# Grosvenor Road, Orpington, BR5

Approximate Area = 2417 sq ft / 224.5 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 2570 sq ft / 238.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Edmund Estate Agents. REF: 1118677

### 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	82
	EU Directive 2002/91/EC	

01689 819991

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