



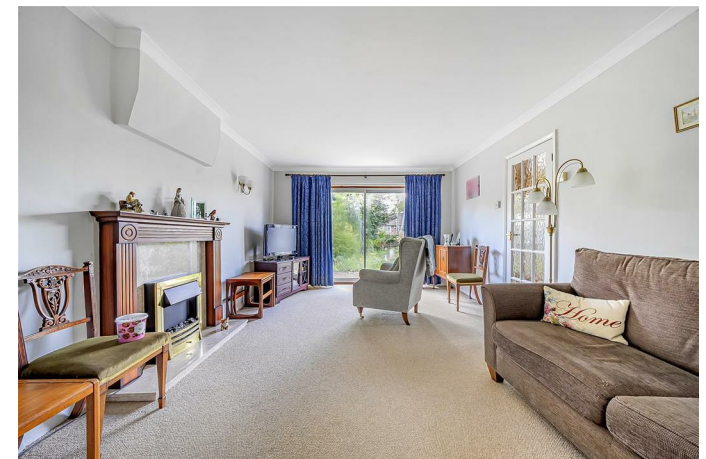
11 Felton Close, Petts Wood, Kent, BR5 1AD
£595,000

11 Felton Close, Petts Wood, Kent,
BR5 1AD

- Rarely Available Semi Detached Bungalow
- Two Well Proportioned Bedrooms
- Good Size Thru Lounge
- Westerly Aspect Garden & Off Road Parking
- Close to Bus Routes & Amenities At Petts Wood
- Council Tax Band E



A rarely available two bedroom semi-detached bungalow, which is located within this delightful cul-de-sac with excellent access to the local shops in Petts Wood & the mainline station. The property offers two well proportioned bedrooms, a good size through lounge plus a fitted kitchen & bathroom. To the rear there is a manageable Westerly aspect garden & to the front off road parking. The property is offered to the market with 'no chain' & your earliest viewing is highly advised.



Viewing

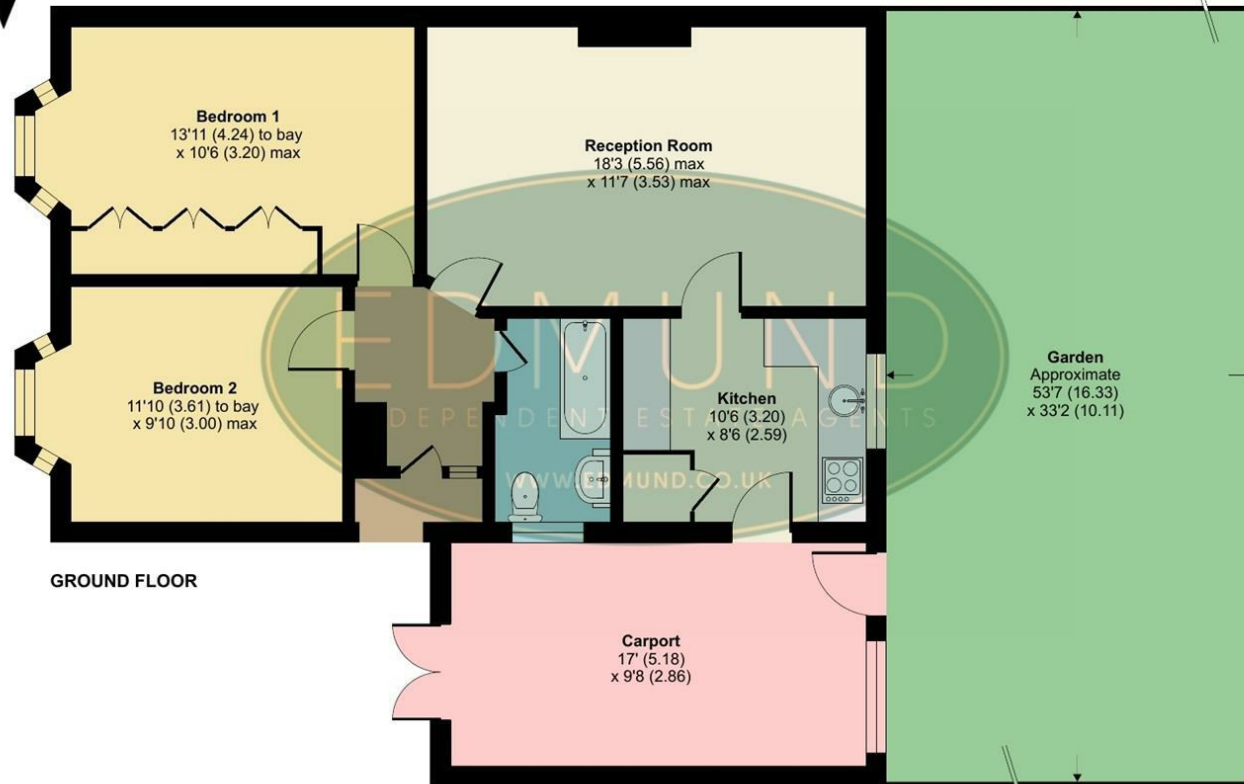
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Felton Close, Petts Wood, Orpington, BR5

Approximate Area = 698 sq ft / 64.8 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Edmund Estate Agents. REF: 1124958

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	52	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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