



49 Towncourt Crescent, Petts Wood, Kent, BR5 1PH  
£1,250,000

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- Detached house
- Four bedrooms
- Two receptions
- Approx 150' garden
- Driveway and garage
- Offered chain free
- Council Tax Band G



A larger than average four bedroom family home, which is extended to the rear & is located within Petts Wood East's most sought after roads, giving easy access to shops, station National Trust Woodland & local parks. Amongst the property's features is its stunning and extremely secluded 150' garden, light & bright open plan kitchen diner, with Bi-fold doors & new boiler & circuit board & roof. Offered on a no chain basis, this property is sure to attract much interest and as such an 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.



# Towncourt Crescent, Petts Wood, Orpington, BR5

Approximate Area = 1504 sq ft / 139.7 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Total = 1664 sq ft / 154.5 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). © ncheom 2024. Produced for Edmund Estate Agents. REF: 1162177

### 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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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