



15 Ryecroft Road, Petts Wood, Kent, BR5 1DR
£650,000

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- Well Presetned Family Home
- 3 Bedrooms & 2 Bathrooms
- 2 Reception Rooms & Fitted Kitchen
- Off Road Parking
- Good Size Garden & Summerhouse
- Catchment for Crofton Schools
- Excellent Location for Queensway & Petts Wood Station



Centrally located for Queensway, Petts Wood Station & Station Square, Edmund are delighted to offer this well presented 3 bedroom semi detached family home. This 1930's property has had an extension to the side to offer what could be used as a utility or extra storage space. From this the spacious hallway offers two well proportioned receptions, a fitted kitchen & a ground floor bathroom & W.C. On the first floor there are three bedrooms & a family bathroom. Outside there is a pleasant rear garden which features access to a summer house and to the front off road parking. The property is set within the catchment of Crofton Infant & Junior Schools & a 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.



Ryecroft Road, Petts Wood, Orpington, BR5

Approximate Area = 991 sq ft / 92 sq m
 Outbuilding = 100 sq ft / 9.2 sq m
 Total = 1091 sq ft / 101.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Edmund Estate Agents. REF: 1208676

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		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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