



31 Fairfield Road, Petts Wood, Kent, BR5 1JR  
Offers In Excess Of £750,000



## 31 Fairfield Road, Petts Wood, Kent, BR5 1JR

- Three Double Bedroom Detached Bungalow
- Excellent Location on Petts Wood East
- One Reception Room, Fitted Kitchen & Conservatory
- Well Presented & Secluded Garden With Outbuilding
- Master En-Suite Plus Large Family Bathroom
- Excellent For Local Shops, Station & Schools
- Chain Free Sale





Offered to the market on a CHAIN FREE basis, Edmund are delighted to present this very good size detached bungalow, which is located on this popular road on the East side of Petts Wood and within reach of central Petts Wood, the mainline station and a selection of excellent local shops and supermarkets. Approached via a sweeping driveway this property has excellent kerb appeal and features a large, modern fitted kitchen with space for a dining table. There is a separate reception room and a conservatory, plus three well proportioned bedrooms with a master en-suite and a family bathroom. Externally the property boasts a beautifully presented rear garden, which benefits from high levels of seclusion. Within the garden there is an outbuilding which features a utility room to the front and separately to the rear a studio or sun room, which could be utilized as a home office. A viewing is very highly recommended to appreciate the size and accommodation of this well presented home.

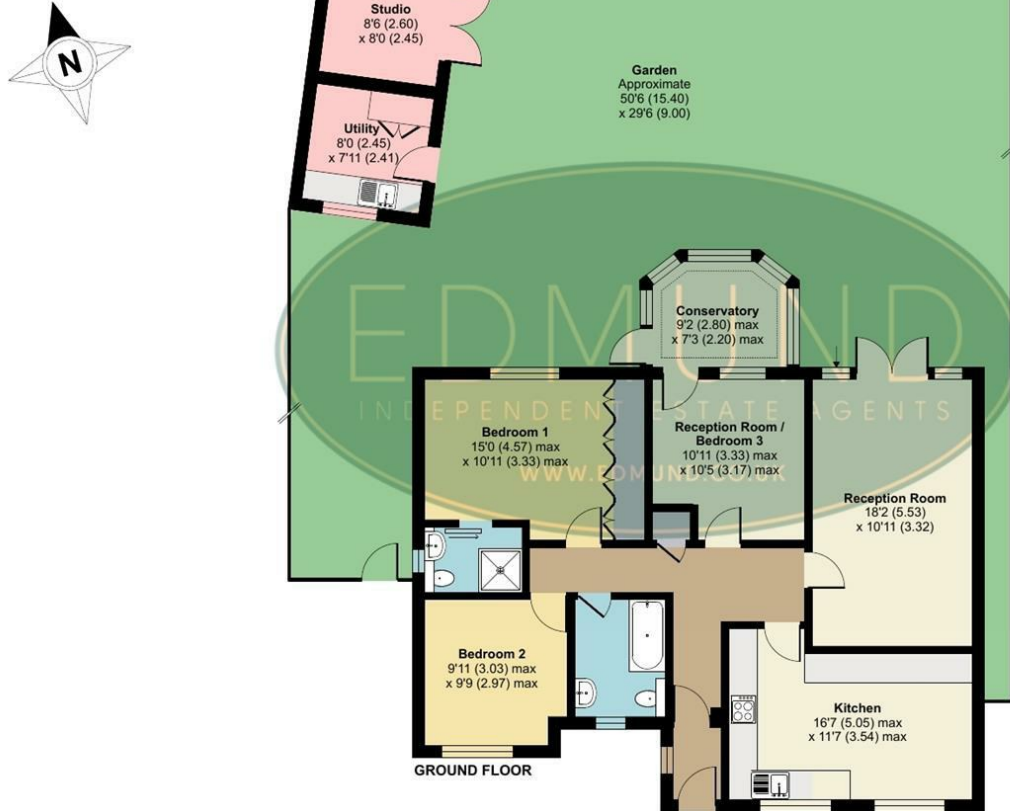
## Viewing

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.



# Fairfield Road, Petts Wood, Orpington, BR5

Approximate Area = 1056 sq ft / 98.1 sq m  
 Outbuildings = 133 sq ft / 12.3 sq m  
 Total = 1189 sq ft / 110.4 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 2025. Produced for Edmund Estate Agents. REF: 1286246

## 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		
England & Wales		EU Directive 2002/91/EC

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