



45 Queensway, Petts Wood, Kent, BR5 1EB

## 45 Queensway, Petts Wood, Kent, BR5 1EB

- Stunning 5 / 6 Bedroom Property
- Ideal for Multi-Generational Living
- South West Facing Garden
- Ideally located for all amenities
- Located in the Crofton School Catchment
- Council Tax Band E



An absolutely stunning 5/6 bedroom property, which will appeal to a wide range of buyers & would be ideal for multi-generational living. The highly adaptable accommodation is finished to the highest quality throughout & of particular note is the 16'10 x 10'2 sized kitchen diner, which has views over the 96'4 x 39'3 sized secluded South/West facing garden & light & bright double aspect main reception room with a vaulted ceiling. Ideally located for all local amenities, with Petts Wood Shops, Station & Crofton School all within a short walk, this property is sure to attract much interest & your early viewing comes highly recommended.

## Viewing

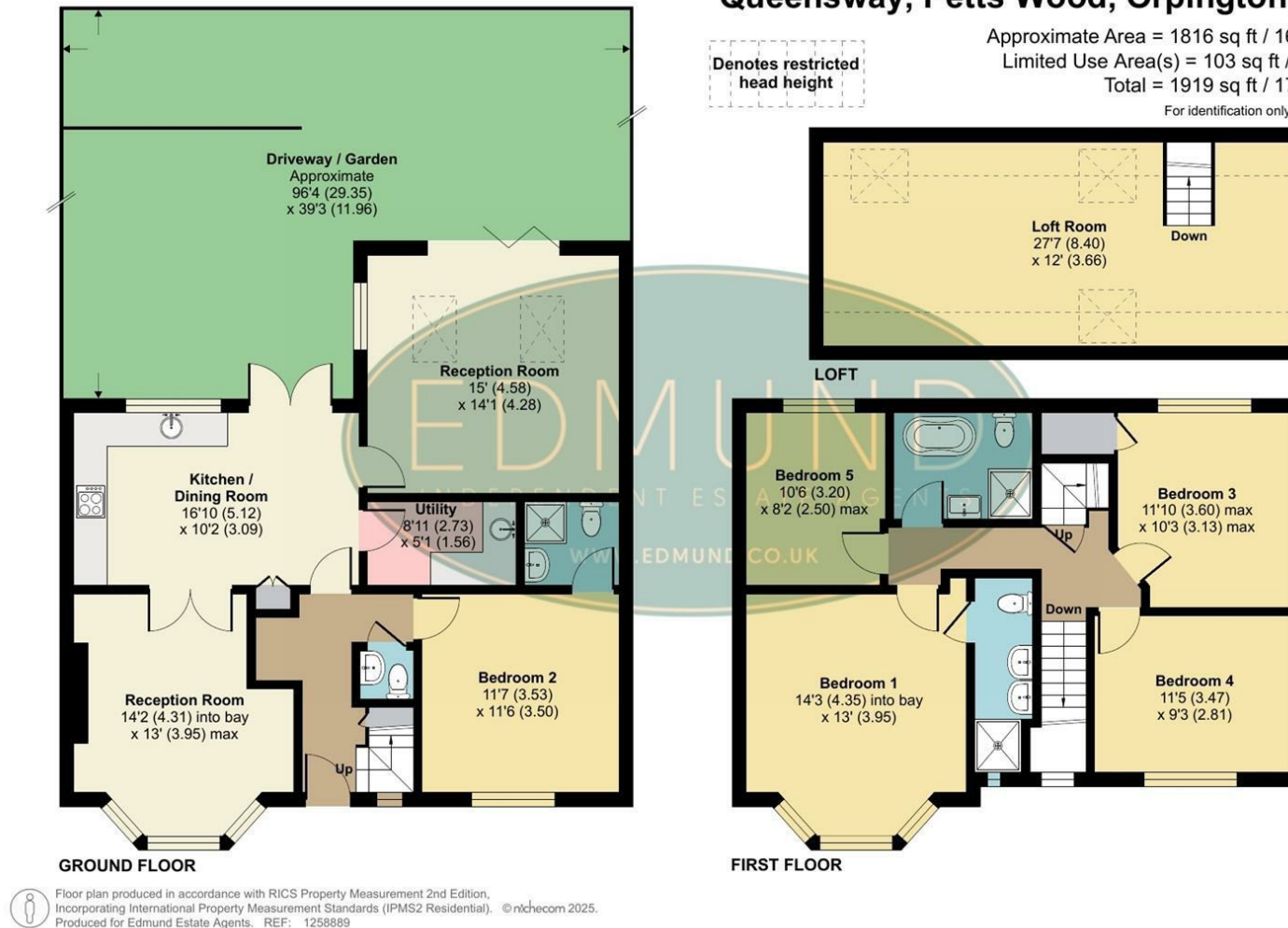
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



## Queensway, Petts Wood, Orpington, BR5

Approximate Area = 1816 sq ft / 168.7 sq m  
 Limited Use Area(s) = 103 sq ft / 9.5 sq m  
 Total = 1919 sq ft / 178.2 sq m

For identification only - Not to scale



### 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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