



13 Maple Close, Petts Wood, BR5 1LP
£775,000

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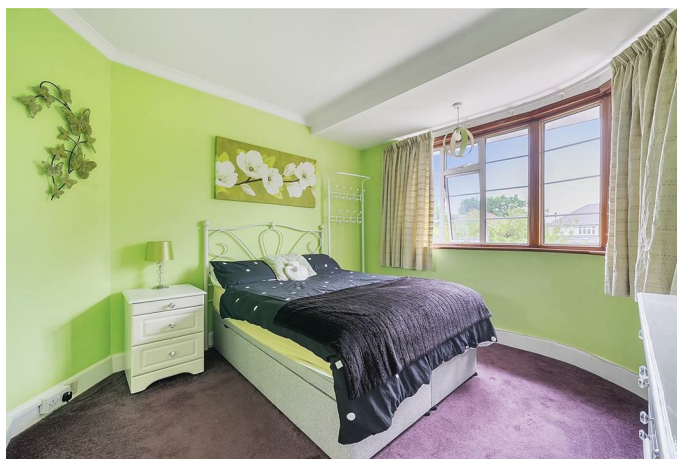
- Extended 3 Bedroom Semi Detached Family Home
- Petts Wood East Cul De Sac Location
- Two Receptions & Modern Fitted Kitchen
- Ground Floor W.C & Shower Room
- Convenient for Petts Wood Station & Crofton Schools
- Stunning South Facing Garden
- Off Road Parking & Garage



Chain Free-Set within this tree lined Petts Wood East cul de sac and positioned on a wider than average plot, Edmund offer this wonderful three bedroom semi detached family home. The property is centrally located for convenient access to Petts Wood mainline station, a host of supermarkets, coffee shops, local businesses and the highly reputable Crofton Schools. To the front the property has a spacious 3-4 vehicle driveway with access to the garage. Internally the property starts with a welcoming hallway, which leads to a sizable thru lounge, a modern fitted kitchen and a rear extension dining room. From here there is also access to a ground floor shower room and to the garage from the rear. On the first floor the property features three well proportioned bedrooms and a family bathroom. To the rear there is a private and secluded South facing garden which boasts a feature sunny entertaining patio. In summary, properties within these cul de sacs rarely come on to the market, so with this in mind 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.



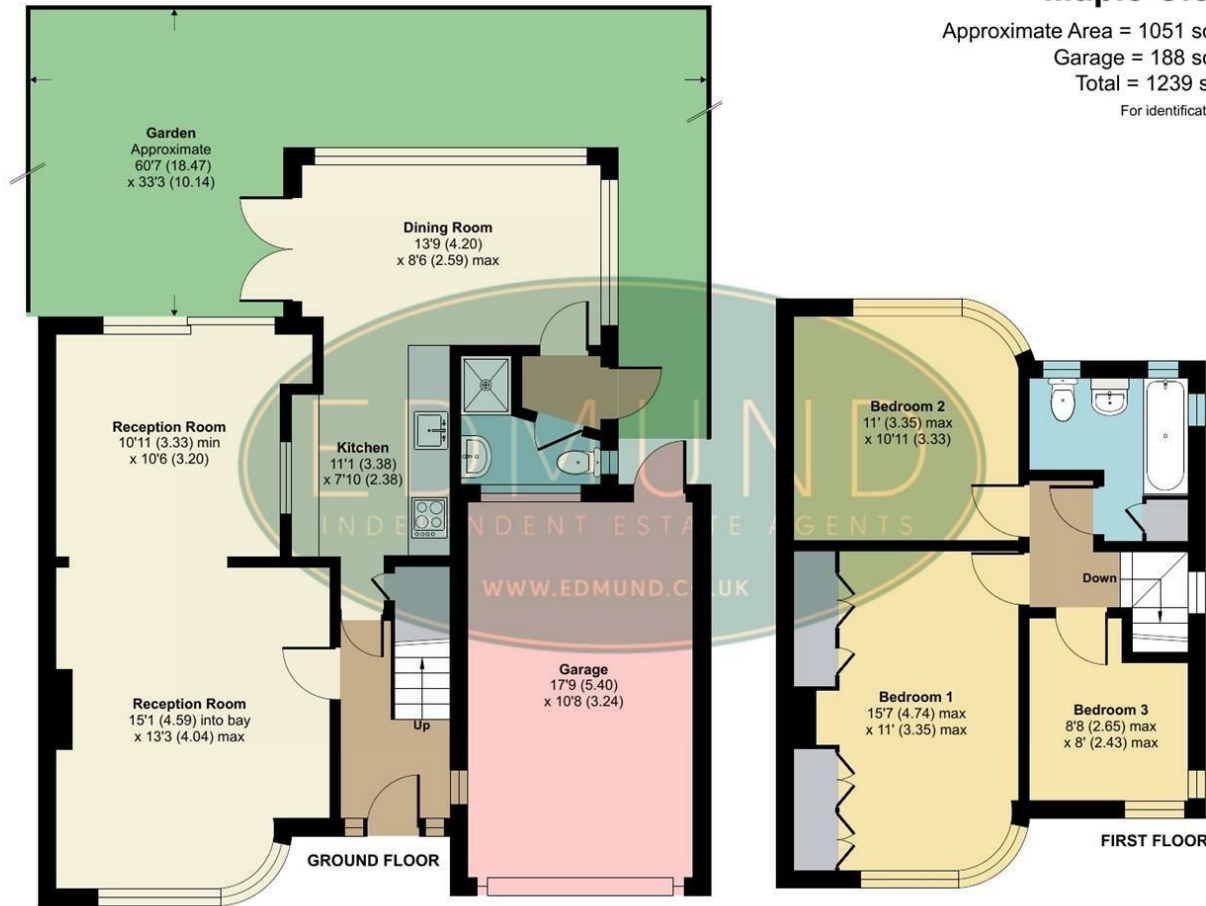
Maple Close, BR5

Approximate Area = 1051 sq ft / 97.6 sq m

Garage = 188 sq ft / 17.4 sq m

Total = 1239 sq ft / 115 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). © nctechcom 2025. Produced for Edmund Estate Agents. REF: 1334388

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	64	75
	EU Directive 2002/91/EC	

01689 819991

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