



48 Dale Wood Road, Petts Wood, BR6 0BZ
£1,500,000

48 Dale Wood Road, Petts Wood, BR6 0BZ

- Stunning High Spec Family Home / Beautiful Tree Lined Road
- 4 Bedrooms & Beautifully Crafted With Fantastic Character
- Master With En-Suite
- Open Plan Kitchen/Breakfast Room with Stunning Bespoke Kitchen
- Dedicated Utility Room, Study & Ground Floor W.C.
- Off Road Parking & Secluded Garden
- Close to Stations & Crofton Schools



****Partial Stamp Duty contribution from the seller for acceptable offers****

Set along this tree lined no through road is this stunning, four bedroom, detached family home. The property has been designed, extended and crafted by the sellers to offer buyers a character property, finished to the highest standards. The property is approached via a cobbled driveway, which leads to a beautiful entrance hallway, a large, bright and spacious lounge, a study plus a dedicated utility room and ground floor W.C. To the rear of the property and overlooking the secluded garden is a magnificent open plan kitchen/breakfast room. The kitchen comprises of a large central island and a range of bespoke units, ample storage and integrated appliances. There is a handcrafted media wall with downlighting and sliding doors leading to the entertaining patio. On the first floor the property offers 4 well proportioned bedrooms, two of which have been designed with vaulted ceilings which give a wonderful sense of space and the mater bedroom which is serviced via a beautiful en-suite shower room. Further to this the family bathroom is a very good size, with his and hers sinks, a seamless walk in shower, bespoke freestanding bath all finished with complete tiling. To the rear the garden is a good size and benefits from high seclusion backing on to woodland and excellent sun with its Westerly aspect. The property is located within convenient reach of both Petts Wood and Orpington stations and also the ever popular Crofton Schools. A viewing is highly advised to fully appreciate the charm, character and finish of this wonderful family home.

Viewing

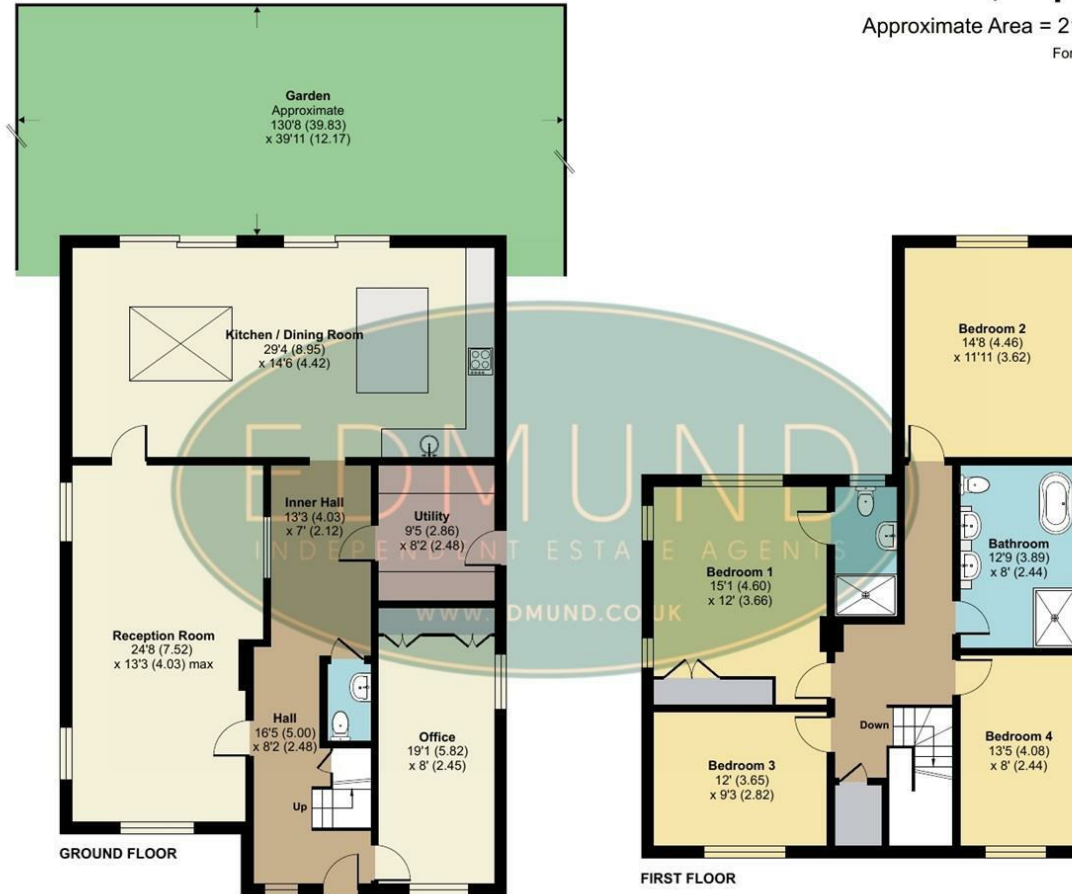
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Dale Wood Road, Orpington, BR6

Approximate Area = 2151 sq ft / 199.8 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: 1347598

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	

01689 819991

www.edmund.co.uk

