



72 Towncourt Crescent, Petts Wood, Kent, BR5 1PJ  
£1,275,000



## 72 Towncourt Crescent, Petts Wood, Kent, BR5 1PJ

- CHAIN FREE - A Stunning Four Bedroom Family Home
- Extended & Integrated Kitchen/Diner Bathed In Natural Light
- 135' South East Aspect Garden With Entertaining Patio
- Dual Aspect Through Lounge/Dining Room
- Four First Floor Bedrooms With Four Piece Family Bathroom
- Driveway To Front With EV Charging Point & Garage
- Sought After Petts Wood East Road
- Close to Station, National Trust Woodland, Tennis Courts and Bowling Club





A quite stunning four bedroom detached family home, which requires internal viewing for the size and quality of accommodation to be fully appreciated. Located in one of Petts Wood East's most sought after roads within a short walk of Petts Wood Station, a host of excellent local shops, supermarkets and a number of highly regarded local schools. The property offers many features, with viewers sure to be impressed by it's 29'5 x 11'10 sized kitchen/diner featuring ample storage via the range of modern units and having been thoughtfully extended with a beautiful vaulted ceiling and full height and width windows, which allow for tremendous natural light and in turn overlook the secluded 135' South East facing garden. This fabulous home welcomes you with a well appointed entrance hallway, which leads to a well presented dual aspect lounge and dining room. Across the rear of the property is the aforementioned kitchen/breakfast room which features integrated appliances, a central island and full height sliding pantry cupboards. Completing the ground floor the property has a dedicated utility room, ground floor W.C and internal access into 16'1 x 8'2 garage. Ascending to the first floor viewers are sure to be impressed by four well proportioned bedrooms and a contemporary four piece bathroom suite. Further features include off road parking to the front and a beautiful garden with a good size patio, ideal for entertaining. The property location is stunning and to reiterate on one of Petts Wood East's most sought after roads, not only for its convenience to Petts Wood but also for the beautiful National Trust Woodland within its surrounds. This chain free property is sure to attract much interest and your early viewing comes highly recommended.

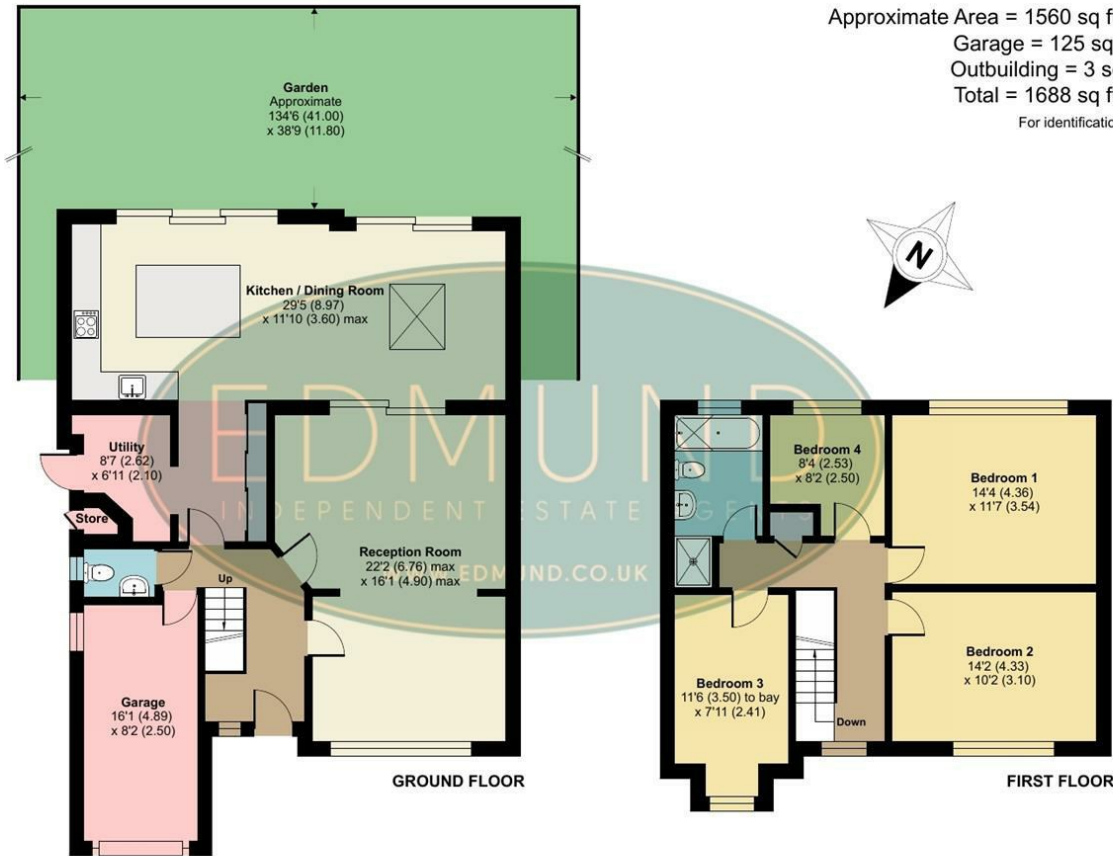
## Viewing

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.



# Towncourt Crescent, Orpington, BR5

Approximate Area = 1560 sq ft / 144.9 sq m  
 Garage = 125 sq ft / 11.6 sq m  
 Outbuilding = 3 sq ft / 0.3 sq m  
 Total = 1688 sq ft / 156.8 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 2026. Produced for Edmund Estate Agents. REF: 1421010

## 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

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