



57 Petts Wood Road, Petts Wood, Kent, BR5 1JU  
£850,000

57 Petts Wood Road, Petts Wood,  
Kent, BR5 1JU

- Extended Detached Family Home
- Three Bedrooms & Three Reception Rooms
- Ground Floor W.C & Wet Room
- South Facing Garden & Large Driveway
- Excellent Location Close to Petts Wood Station & Local Shops
- Chain Free Sale

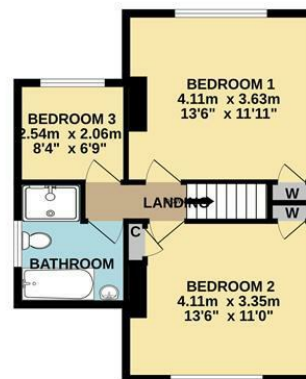


Located within the desirable Petts Wood East, Edmund welcome this attractive three bedroom detached family home, which offers a wonderful opportunity for those seeking a property with great potential. The house boasts two spacious reception rooms, a ground floor 'wet room' and a third reception which could be used as a study or play room. Having been extended to the rear the property features a much larger than average rear reception room, which in turn leads to a good size kitchen and a second ground floor W.C, the ground floor provides ample space for both relaxation and family entertaining. The first floor offers three bedrooms and a family bathroom. To the rear there is a mature South-facing garden which is a delightful feature, perfect for enjoying sunny afternoons and family gatherings. To the front a large driveway is good for accommodating multiple vehicles, making parking convenient and hassle-free. The property is also chain-free, allowing for a smooth transition for prospective buyers. Its excellent location is a significant advantage, as it is situated close to Petts Wood station, making commuting a breeze, and is also within easy reach of local shops for everyday conveniences and a selection of sought after local schools. This home presents a fantastic opportunity for buyers to personalize and put their own stamp on the property, making it truly their own and it lends itself for further extensions (STPP). Whether you are a growing family or looking for a spacious home in a sought-after area, this property is definitely one to view to fully appreciate the space and accommodation on offer. Don't miss the chance to explore the potential this lovely family home has to offer.

## 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.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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	62	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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