



209 Chislehurst Road, Petts Wood East, Kent, BR5 1NP  
£1,300,000

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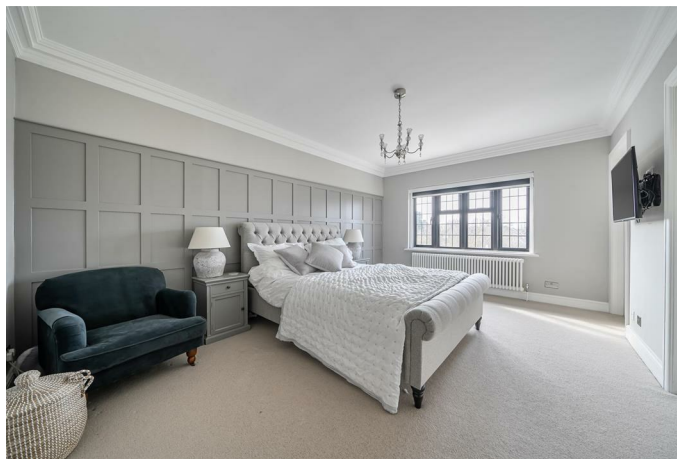
- Well Maintained and Presented Home
- Four Good Sized Bedrooms
- Four Reception Rooms to the Ground Floor
- Light and Bright Kitchen / Diner
- Secluded West Facing Garden
- En-Suite and Walk-In-Wardrobe to Main Bedroom
- 25 x 15 Summer House in Garden
- Council Tax Band G



A well maintained and presented 4 bedroom family home, packed with original features which oozes charm and character throughout. The property comprises, to the ground floor, 4 separate reception areas, including a study and conservatory, as well as light and bright Kitchen/Diner with Amtico flooring throughout downstairs and views over the approx 130, secluded West facing garden. There is also a utility room and separate cloakroom, whilst upstairs, we find 4 good sized bedrooms, the master enjoying the benefit of an en-suite and walk-in wardrobe both with underfloor heating and the family bathroom with high end finishes and underfloor heating. There is new acoustic double glazing in all front of house windows and the master bedroom. The aforementioned West facing garden is ideal for the afternoon and evening sun and has a 25 x 15 Summerhouse with full custom fabricated bar with Quartz, Herringbone wooden flooring, full plumbing with WC, sink and dishwasher as well as full electrics and insulated. Previous planning has been granted for a 5th bedroom in the loft and for a full single story back extension circa 40sqm (Drawings available on request). Brand new pressurised hot water system (mega flow) installed a year ago as well as a full radiator flush. Properties of this nature are rarely available 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.



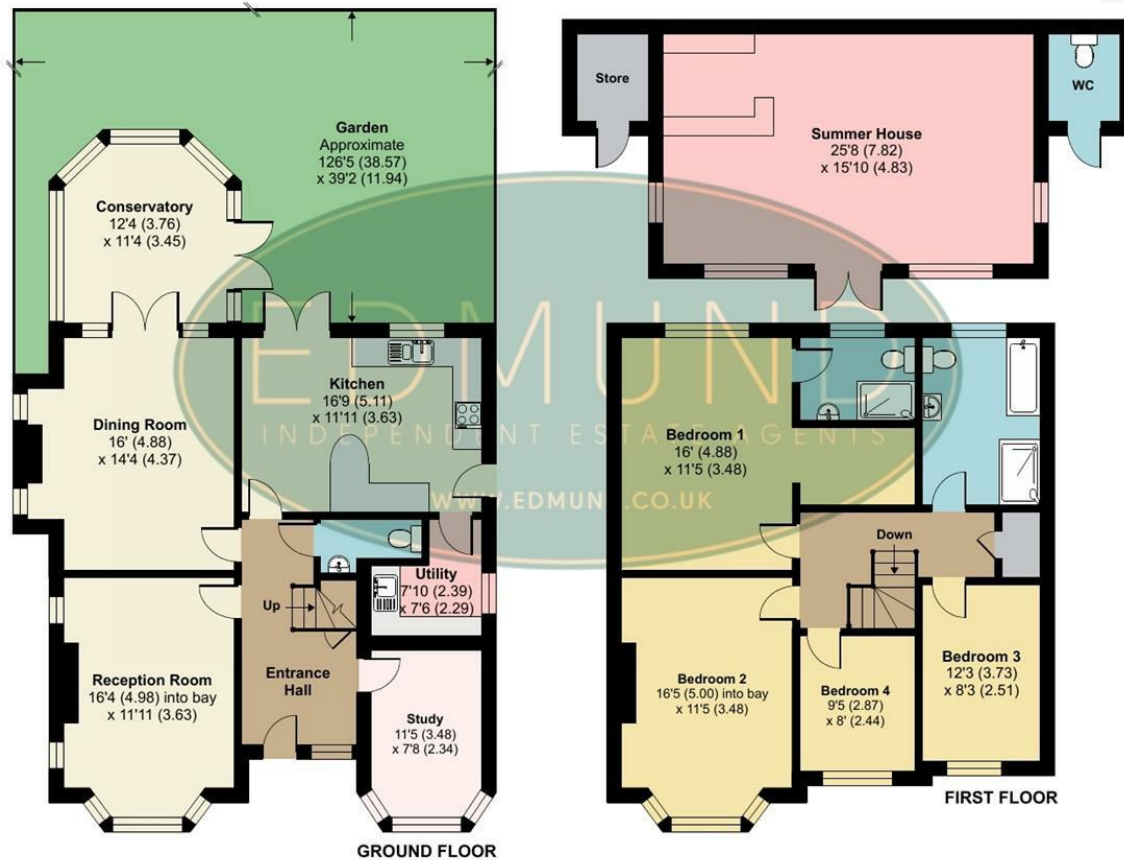
# Chislehurst Road, Orpington, BR5

Approximate Area = 1946 sq ft / 180.8 sq m (excludes wc / store)

Summer House = 406 sq ft / 37.7 sq m

Total = 2352 sq ft / 218.5 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: 1414752

## 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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