EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK

01689 819991

www.edmund.co.uk

45 Woodland Way, Petts Wood East, Kent, BR5 1NB

EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK

26 Station Square, Petts Wood, Kent, BR5 1NA

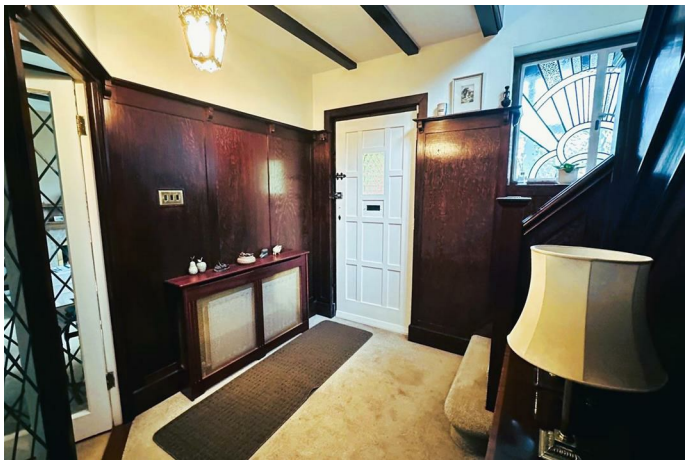
45 Woodland Way, Petts Wood East, Kent, BR5 1NB

- Detached Family Home
- Exceptional Location in Petts Wood East
- Three Bedrooms & Master En Suite
- 250' Approx. South Westerley Aspect Garden
- Moments From Station Square
- Viewing Highly Advised

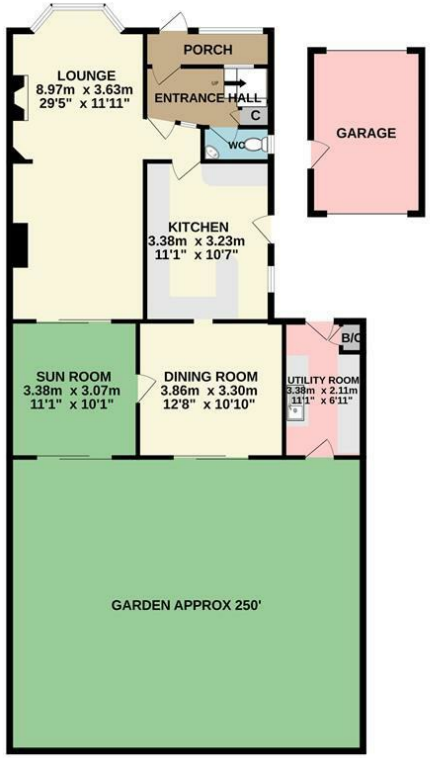
Located within a few minutes of Petts Wood Station Square, which offers a host amenities; Edmund are delighted to offer this charming detached family home. The property has been extended to offer substantial accommodation on a wonderful size plot. The ground floor comprises a spacious entrance hallway, a W.C., fitted kitchen which flows to the thru lounge, separate dining room & delightful sun room. The first floor offers three excellent size bedrooms, with a master en suite shower room & all bedrooms benefit from a range of built in wardrobes. Completing the first floor is a modern family bathroom. Making your way outside, the rear garden is simply stunning; offering a large lawn & entertaining patio, the garden extends to approx. 250' & offers the utmost maturity. Further features include a dedicated utility room, detached garage, off road parking & potential to extend (STPP). Woodland Way is an extremely popular residential road offering exquisite character in an outstanding location; within reach of many local shops, restaurants & sought after local schools, a viewing of this property is a must to fully appreciate everything it 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.

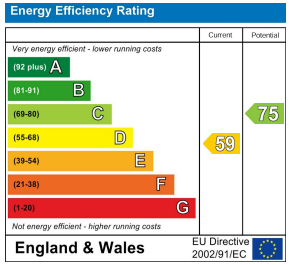


GROUND FLOOR



1ST FLOOR

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.
Made with Metropix ©2024



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.

01689 819991

www.edmund.co.uk

EDMUND
INDEPENDENT ESTATE AGENTS
WWW.EDMUND.CO.UK