



4 Felton Close, Petts Wood, Kent, BR5 1AD  
£585,000

## 4 Felton Close, Petts Wood, Kent, BR5 1AD

- Delightful Semi-Detached Bungalow
- Two Good Sized Bedrooms
- Lovely Sunny Conservatory
- Beautifully Manicured Gardens
- Council Tax Band E
- No Onward Chain



Nestled in the charming area of Felton Close, Petts Wood, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The two well-proportioned bedrooms are ideal for restful nights, while the bathroom is thoughtfully designed to cater to your daily needs.

The bungalow's layout is both practical and appealing, making it an excellent choice for those seeking a low-maintenance lifestyle. The property also benefits from parking for one vehicle, ensuring that you have a secure space for your car.

Petts Wood is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This location is perfect for those who appreciate a tranquil environment while still being close to the vibrant life of the city.

Whether you are looking to downsize or seeking a cosy home in a desirable area, this bungalow on Felton Close is a wonderful opportunity not to be missed. Come and experience the charm of this property for yourself.

## 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.





Measurements are approximate. Not to scale. Illustrative purposes only  
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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) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>69</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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