



12 The Close, Petts Wood, Kent, BR5 1JA
£875,000

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- Located in a quiet cul-de-sac in Petts Wood East
- Scope for Extension (STPP)
- Situated in Crofton / Perry Hall School Catchment
- Garage with electric roller door
- Offered with vacant possession
- Council Tax Band F



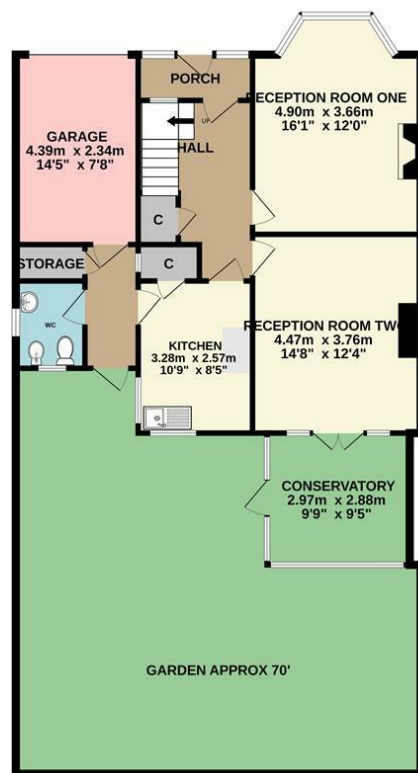
Located within a quiet cul-de-sac in Petts Wood East, this extended three bedroom family home (with scope for further extensions subject to the usual permissions) offers the ideal opportunity for those wishing to create their own home. Situated within the Crofton & Perry Hill catchment areas, the property comprises, to the ground floor, two separate reception rooms, kitchen, conservatory & downstairs cloakroom, whilst upstairs, we find three good sized bedrooms & family bathroom. The gardens are a joy, extending to 70' in length & enjoying seclusion by way of natural foliage & there is also an attached garage, with electric roller door. Offered with vacant possession, this home will attract much interest & your early viewing comes highly recommended.

Viewing

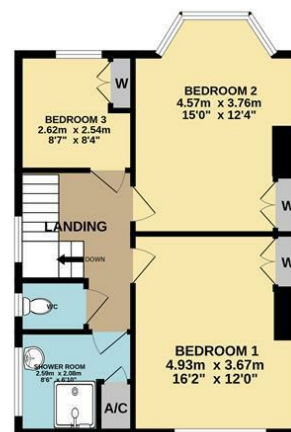
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



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 misstatement. 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 Metapex 62025

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	57	74
		EU Directive 2002/91/EC

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