



18 Buckingham Close, Petts Wood, Kent, BR5 1SA  
£850,000

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- Cul De Sac Location for This Detached Family Home
- 5 Bedrooms & Two Bathroom
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Ground Floor W.C
- Off Road Parking and Large Garage
- Council Tax Band F

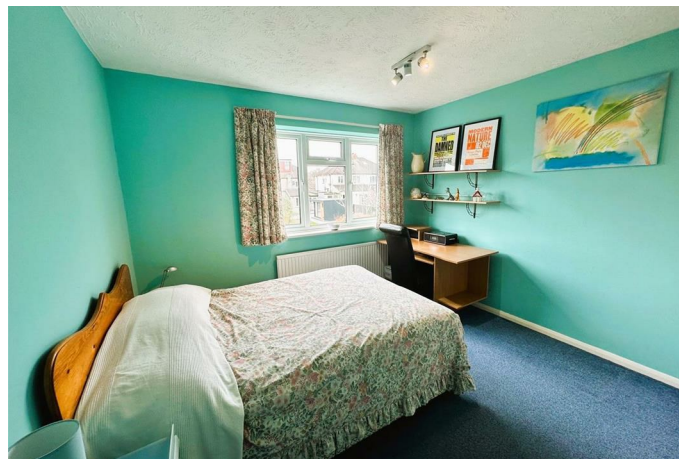


Call now to secure your viewing slot for this well presented 5 bedroom detached family home. The property is offered to the market in good decorative order & within the catchment of Crofton School. Set over three floors the property offers exceptional accommodation and is set in this very popular cul de sac. There are local amenities in central Petts Wood including a host of local shops and the mainline station. The property is offered with a complete onward chain and keys are held for immediate viewing access.




## 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.



**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**01689 819991**

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