



18 St. Georges Road, Petts Wood, Kent, BR5 1JD
£625,000

18 St. Georges Road, Petts Wood,
Kent, BR5 1JD

- Charming Period Cottage
- 2 Double Bedrooms
- Thru Lounge
- Close to Petts Wood Station
- Viewing Recommended
- Council Tax Band E



Nestled in the heart of the picturesque St. Georges Road, this charming period cottage offers a delightful living experience. Boasting two good size bedrooms, this semi-detached house sits on a wider than average plot, providing ample space for extending subject to obtaining the usual planning consents.

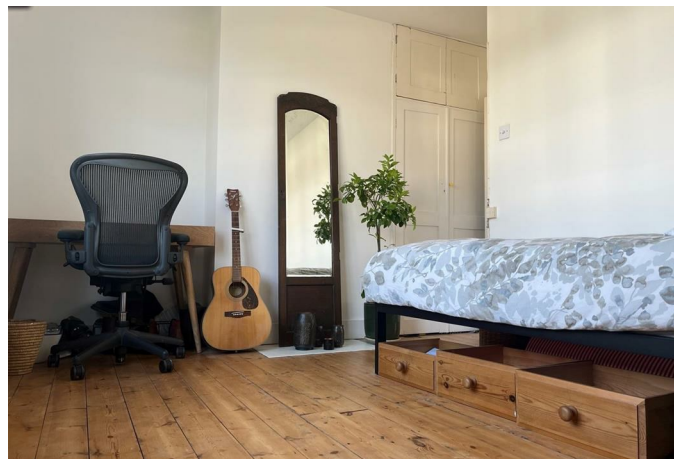
The property's outstanding location on the East side of Petts Wood ensures convenience and accessibility to all amenities including a selection of well-regarded local schools. The road is one of the most sought after in the area and is close to central Petts Wood and the mainline station.

Step outside to discover a beautiful secluded garden, perfect for enjoying on a sunny afternoon or hosting a barbecue with friends and family. The tranquillity of the garden offers a peaceful retreat from the hustle and bustle of everyday life.

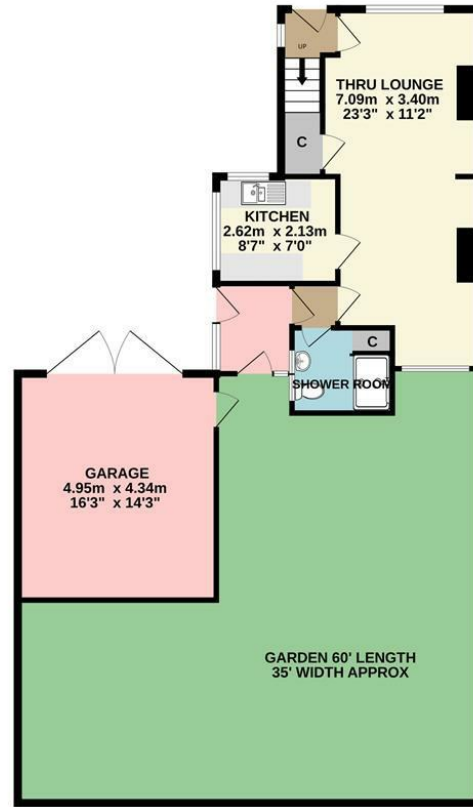
Don't miss the opportunity to make this period cottage your new home. Embrace the warmth and character of this property while enjoying the best of what Petts Wood has to offer.

Viewing

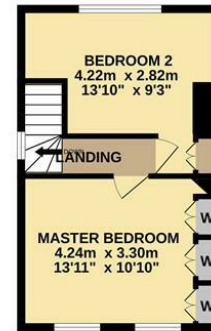
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



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.
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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) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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