



25 Ryecroft Road, Petts Wood, Kent, BR5 1DR  
£725,000

25 Ryecroft Road, Petts Wood,  
Kent, BR5 1DR

- Stunning Family Home With A Vaulted Ground Floor Extension
- Three Bedrooms
- Beautifully Presented Throughout
- Landscaped Rear Garden & Off Road Parking
- Centrally Located For Crofton School & Petts Wood Station
- Contemporary Kitchen & Large First Floor Bathroom



A quite stunning 3 bedroom family home, which has been extended to the rear & is superbly located for both Crofton School, Petts Wood shops and mainline station. This property requires internal viewing to appreciate the size & quality with the ground floor offering a welcoming entrance hallway, a bay fronted lounge to the front, a dining room and the feature kitchen/breakfast room, which is presented with a breathtaking vaulted ground floor extension. This in turn leads out to the secluded and beautifully landscaped garden, complete with feature decked patio, which is ideal for entertaining. The first floor has three good size bedrooms and a large, modern contemporary bathroom suite. Further features include off road parking and a ground floor W.C. The property is centrally located for access to Queensway and Station Square, both of which offer a host of amenities. Your early viewing for this fantastic family home comes highly recommended.

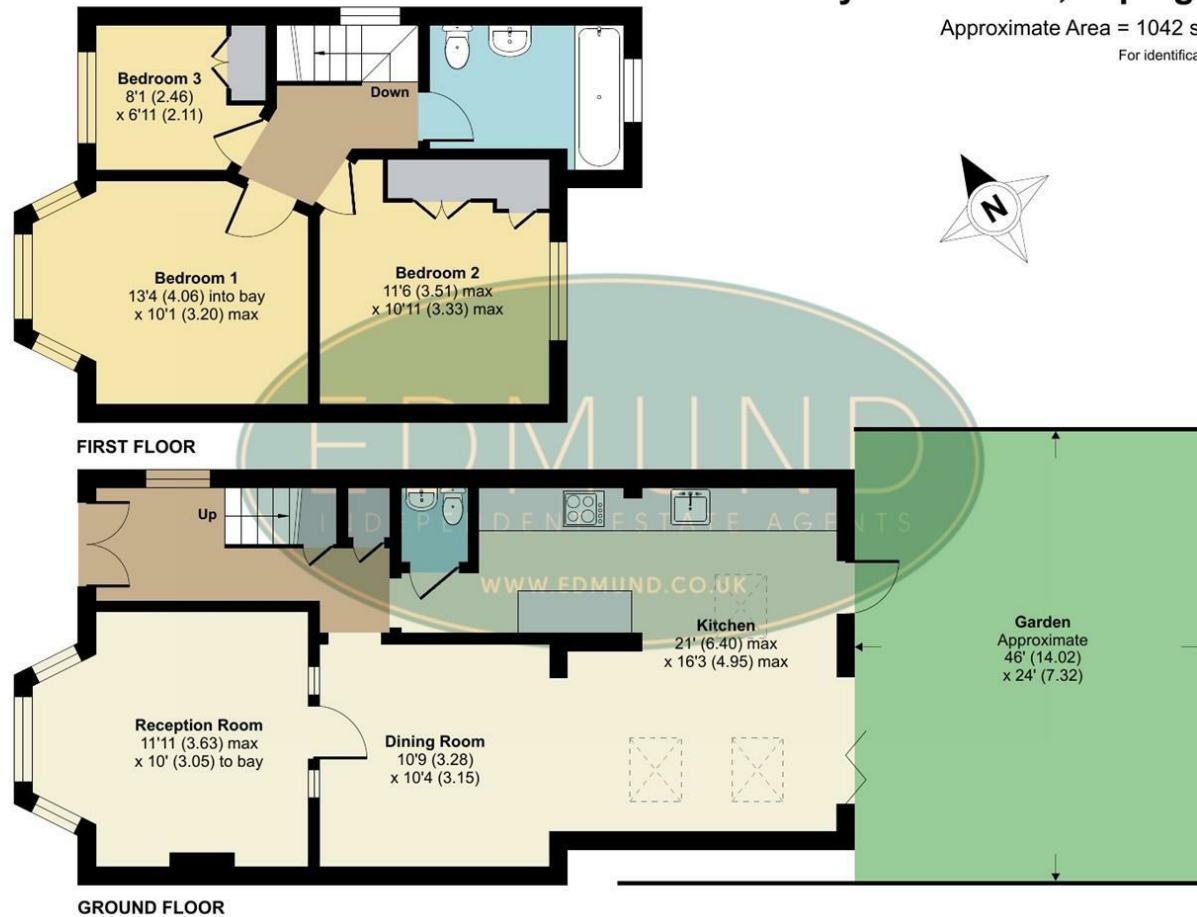
## Viewing

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.



# Ryecroft Road, Orpington, BR5

Approximate Area = 1042 sq ft / 96.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Edmund Estate Agents. REF: 1190960

### 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		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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