



6 Greenwood Close, Petts Wood, Kent, BR5 1QG
£800,000

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Kent, BR5 1QG

- Guide Price - £800,000 -
£825,000
- Newly Refurbished
- Stylish Modern Kitchen
- Master Bedroom En-Suite
- Close to Petts Wood Station and
Square
- Council Tax Band F



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Located within this popular cul-de-sac on Petts Wood East is this stunning 4 bedroom family home, which has undergone a substantial refurbishment. The property has a spacious entrance hallway with a good size lounge to the front and an open plan kitchen / dining / living area to the rear with a stylish modern fitted kitchen. On the first floor there are three bedrooms, a contemporary family bathroom and an ensuite to the master bedroom. Further features include a utility room and downstairs WC, study/bedroom 4, a private garden and off road parking. The property is positioned close to Petts Wood & Station Square, as well as within the catchments of a selection of local schools. Offered with no onward chain we advise an early viewing.



Viewing

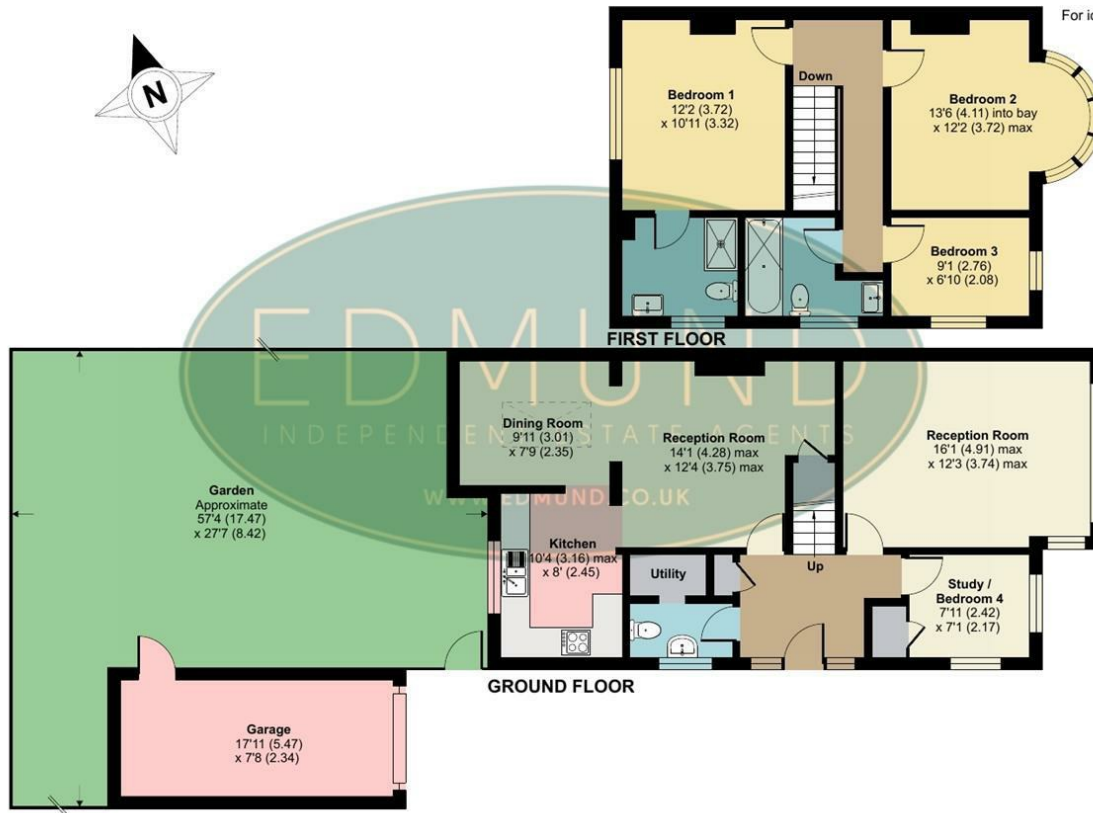
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Greenwood Close, Petts Wood, Orpington, BR5

Approximate Area = 1295 sq ft / 120.3 sq m
 Garage = 138 sq ft / 12.8 sq m
 Total = 1433 sq ft / 133.1 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). © ncheom 2024. Produced for Edmund Estate Agents. REF: 1195880

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		85
(69-80) C	70	
(55-68) D		
(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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