



2 Chesham Avenue, Petts Wood, Kent, BR5 1AA  
Offers In Excess Of £825,000

2 Chesham Avenue, Petts Wood,  
Kent, BR5 1AA

- Chain Free
- Stunning 4 Bed Bungalow
- Master Bedroom En-Suite
- Fully Fitted Cabin / Games Room  
with Separate Office
- Secluded South Facing Garden
- Council Tax Band D

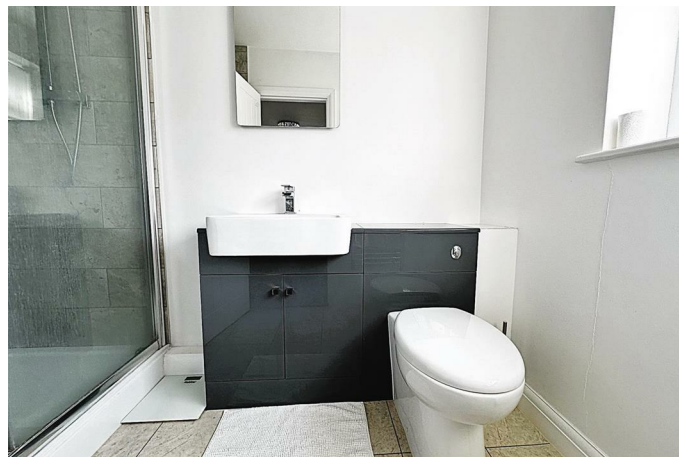


A simply stunning four bedroom bungalow, possessing a secluded south facing garden with separate office and games room that includes a pool table and dartboard. Amongst the properties many features is a well fitted en suite shower room to the master bedroom. An open plan lounge, kitchen and diner that is 23'8x22'7 and has bifold doors leading to the garden. This chain free property is ideally located for all local amenities and is a superb home which needs to be viewed for its size and quality to be fully appreciated.



## 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.



# Chesham Avenue, Petts Wood, Orpington, BR5

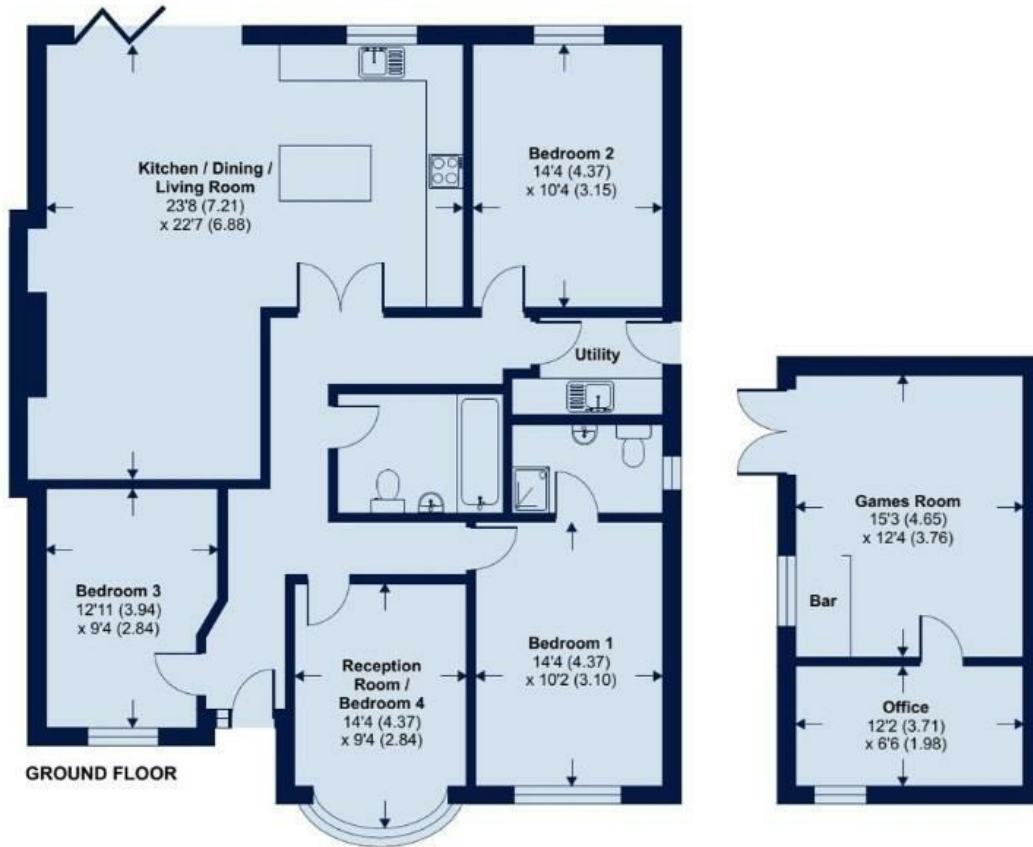
Approximate Area = 1333 sq ft / 123.8 sq m

Outbuilding = 275 sq ft / 25.5 sq m

Total = 1608 sq ft / 149.3 sq m

For identification only - Not to scale

Garden  
Approximate  
61'1 (18.62)  
x 53'2 (16.22)



**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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Current: 73  
Potential: 85

01689 819991

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