



1 Rolleston Close, Petts Wood, Kent, BR5 1AN
£735,000

1 Rolleston Close, Petts Wood,
Kent, BR5 1AN

- Well Presented & Extended Family Home
- 4 Bedrooms and 2 Bathrooms
- Open Plan Kitchen/Diner
- Off Road Parking & Garage
- Secluded & Well Presented Garden
- Excellent Access to Central Petts Wood & Station



A fantastic 4 bedroom, 2 bathroom family home, which has been extended to offer a fabulous kitchen/diner and sizable loft room with En suite. The property is positioned in this delightful cul de sac, with convenient access to Petts Wood shop, supermarkets and mainline station. The property is also located very well for some of the areas most sought after schools. The property accommodation offers a well presented thru lounge which flows nicely to the extended kitchen/breakfast room. This leads back to the hallway passing the ground floor W.C. On the first floor there are three good size bedrooms and a larger than average family bathroom. The property offers a wonderful size bedroom on the second floor along with the en suite shower. To the front there is off road parking and access to a garage. To the rear the garden is well presented and nicely secluded.

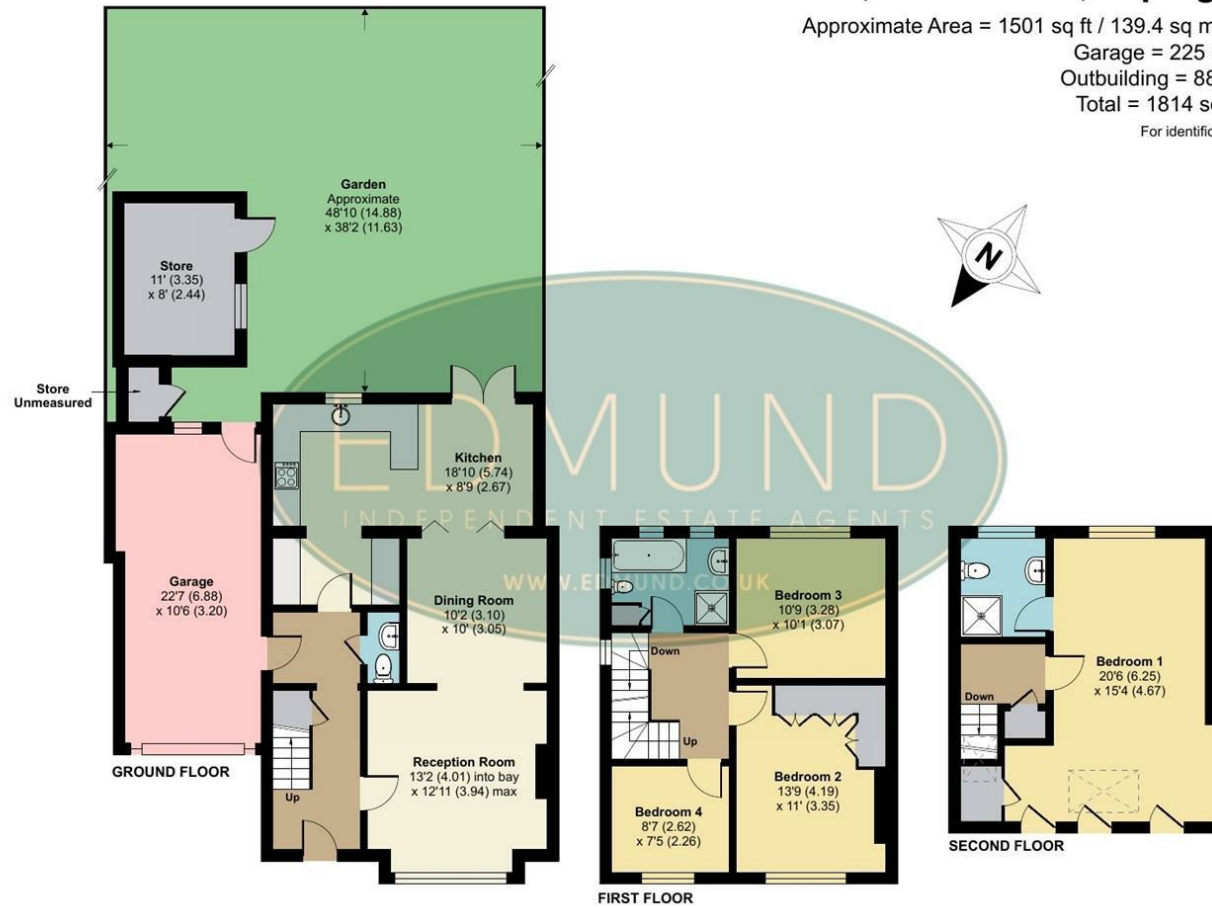
Viewing

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.



Rolleston Close, Petts Wood, Orpington, BR5

Approximate Area = 1501 sq ft / 139.4 sq m (exclude store)
 Garage = 225 sq ft / 20.9 sq m
 Outbuilding = 88 sq ft / 8.1 sq m
 Total = 1814 sq ft / 168.4 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: 1197931

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		83
(69-80) C	72	
(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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