



21 The Chenies, Petts Wood, Kent, BR6 0ED
£1,725,000

21 The Chenies, Petts Wood, Kent, BR6 0ED

- Stunning Noel Rees Family Home
Located In This Private Road
- 5 Bedrooms, 2 En Suite Bathrooms And
A Family Bathroom
- 2 Reception Rooms With Fantastic
Features
- Modern Kitchen/Breakfast Room &
Conservatory
- Amazing South Facing Garden With
Private Heated Swimming Pool
- Convenient Access To Petts Wood
Station



A beautifully presented, 5 bedroom family home, which is located in one of Petts Wood Easts most exclusive private road's, The Chenies. The property is located on the South side of the road and benefits from a highly secluded and sunny rear garden which extends to over 160' and offers buyers their own heated swimming pool. Internally the property features some exquisite Noel Rees features from the spacious hallway with oak paneling, to the feature inglenook fireplace. The ground floor offers 2 reception rooms, a modern, light and spacious kitchen/breakfast room and a W.C. located off of the hallway. The first floor offers 4 bedrooms, with the master and bedroom two both featuring en-suite facilities and there is a family bathroom to complete the accommodation. On the second floor, viewers will find a good size 5th bedroom. This a highly unique opportunity to purchase a fine family home in a prime position with convenient access to Petts Wood Village with its array of cafes, shops, restaurants and mainline station.

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.



The Chenies, Petts Wood, Orpington, BR6

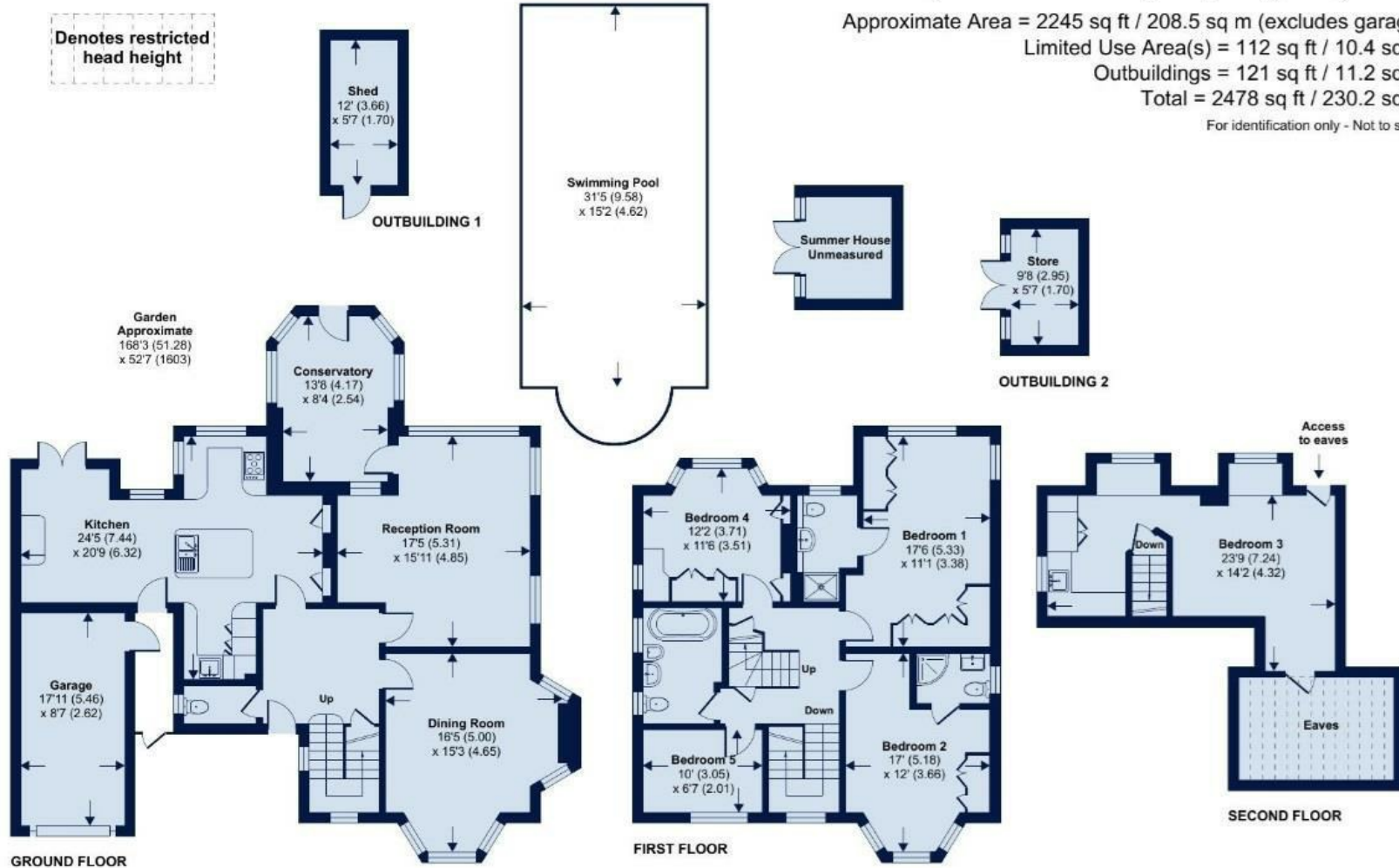
Approximate Area = 2245 sq ft / 208.5 sq m (excludes garage)

Limited Use Area(s) = 112 sq ft / 10.4 sq m

Outbuildings = 121 sq ft / 11.2 sq m

Total = 2478 sq ft / 230.2 sq m

For identification only - Not to scale



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		
(69-80) C		
(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
		79
	54	

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