



81 Wood Ride, Petts Wood East, Kent, BR5 1QA
£1,200,000

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Kent, BR5 1QA

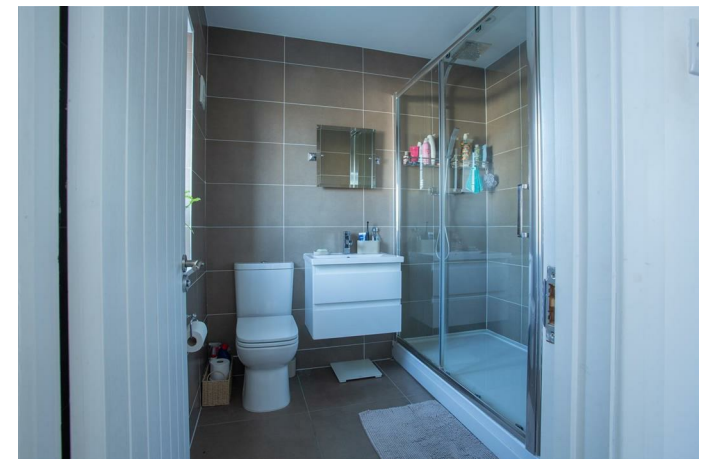
- Stunning 4 Bed Family Home
- Secluded South Facing Garden
- Located in one of Petts Wood East most sought after roads
- Easy Access to Petts Wood Station and Local Facilities
- Council Tax Band G
- Early Viewing Highly Recommended



A quite stunning 4 bedroom, 3 bathroom family home, which is located in one of Petts Wood East's most sought after roads and which possesses a stunning, secluded South facing garden. This lovely home comprises, to the ground floor, a light and bright kitchen/diner with bifold doors opening on to the aforementioned South facing garden, a separate reception, study, utility room as the downstairs cloakroom, whilst upstairs we find 4 good sized bedrooms, two enjoying the benefits of an en-suite, in addition to the family bathroom. This property is sure to attract much interest and as such your early viewing 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.





GROUND FLOOR
APPROX. FLOOR
AREA 802 SQ.FT.
(74.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 792 SQ.FT.
(73.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1594 SQ.FT. (148.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	68	
(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	

01689 819991

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