



4 Ash Close, Petts Wood, Kent, BR5 1LQ  
£750,000

## 4 Ash Close, Petts Wood, Kent, BR5 1LQ

- Stunning, Extended & Fully Refurbished Family Home
- Popular Petts Wood East Cul De Sac
- Idyllically Located for Petts Wood Station & Crofton Schools
- Wonderful Open Plan Kitchen/Diner
- Three Bedrooms & Stunning Four Piece Bathroom
- Ground Floor W.C & Dedicated Utility Room
- Good Size Garage & Newly Installed Driveway
- Viewing is Very Highly Advised



A viewing is simply a must for this immaculate, three bedroom, semi-detached family home which has undergone a complete refurbishment to offer buyers a stunning family home, which is ready to move straight into. The property is positioned within this delightful cul-de-sac on the East side of Petts Wood with excellent access to Station Square, a host of well established local shops, cafes and restaurants and Petts Wood mainline station, which offers fast and frequent services to Central London. The property is also within the catchment for the outstanding and highly sought after Crofton Infant and Junior Schools. On the ground floor the property boasts a spacious hallway with a bay fronted lounge to the front and a substantial open plan kitchen diner to the rear. There is also a modern ground floor W.C and a feature separate utility room. On the first floor there are three well appointed bedrooms (with bedrooms one and two benefiting from built in wardrobes) and a beautiful contemporary four piece bathroom suite. Outside the property has a well established and secluded rear garden, which is South facing and enjoys all day sunshine. To the front the property has a newly installed driveway, suitable for multiple vehicles plus there is an excellent size garage. This is a stunning family home, which has been thoughtfully extended and refurbished to the highest standard, so with this in mind your early viewing is highly advised.

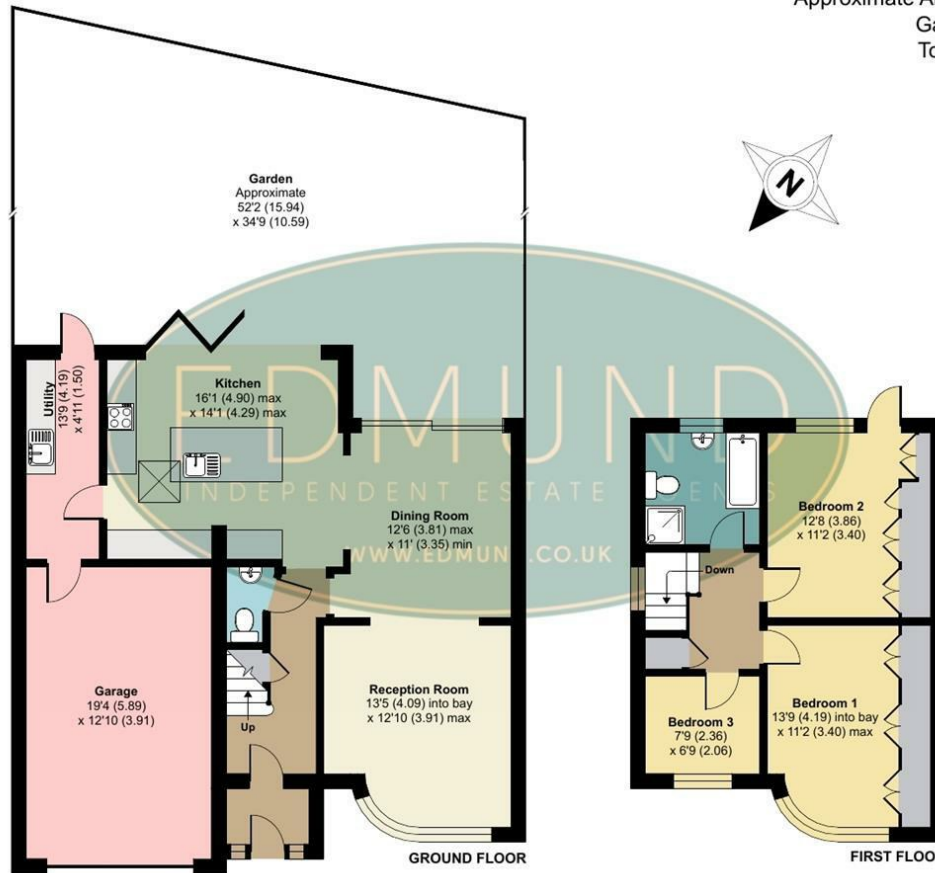
## Viewing

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.



# Ash Close, Petts Wood, Orpington, BR5

Approximate Area = 1229 sq ft / 114.2 sq m  
 Garage = 253 sq ft / 23.5 sq m  
 Total = 1482 sq ft / 137.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Edmund Estate Agents. REF: 1230066

### 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		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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