



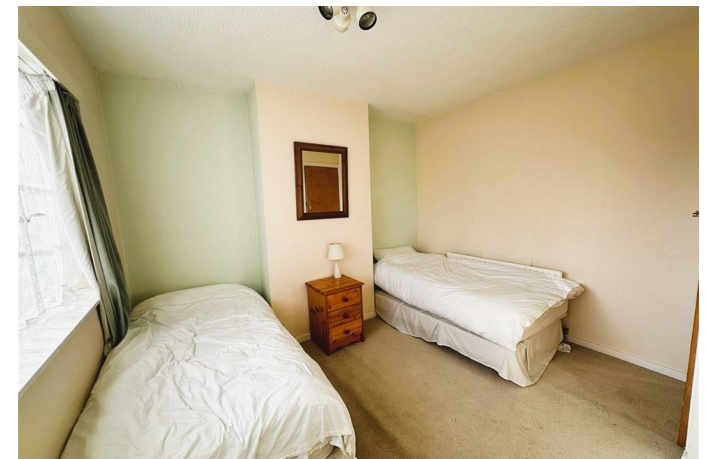
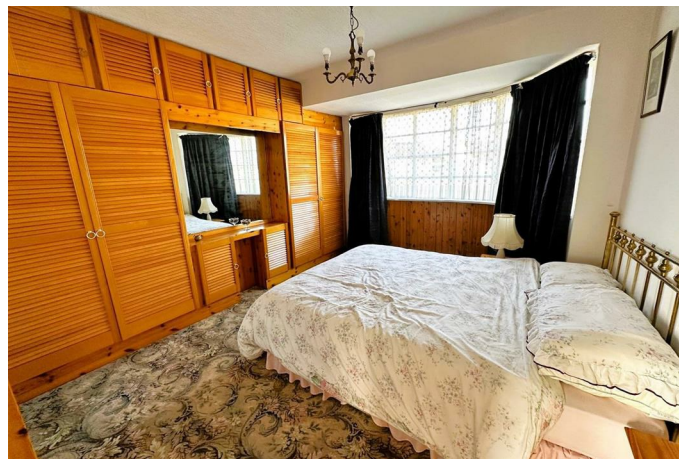
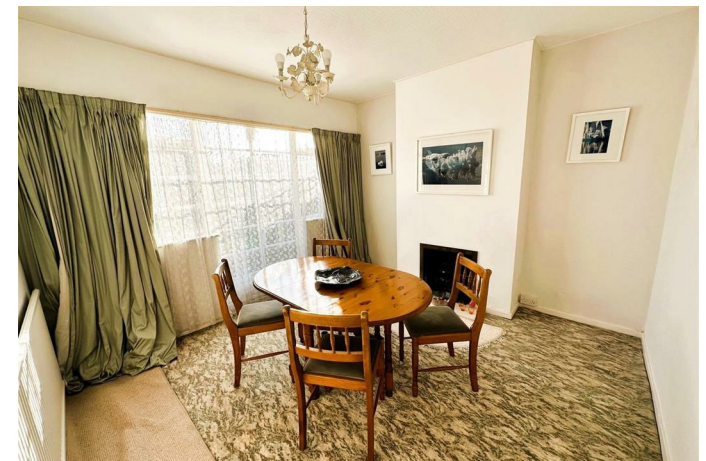
22 Fieldway, Petts Wood, Kent, BR5 1JP
Guide Price - £580,000 - £580,000

22 Fieldway, Petts Wood, Kent,
BR5 1JP

- Guide Price £580,000 -
£600,000
- Semi Detached Family Home
- Detached Garage
- Potential to Extend (STPP)
- In the catchment for outstanding
schools
- Close to Petts Wood Station and
Shops
- Council Tax Band E
- Chain Free



Guide Price - £580,000 - £600,000 - A chain free three bedroom semi detached family home, which is located within this Petts Wood East cul de sac. The property offers three bedrooms, two reception rooms, a kitchen with access out to the garden and a first floor bathroom with separate W.C. Externally the property has a well presented 100' garden, off road parking and a detached garage. There is excellent potential for a buyer to extend (STPP). The property is situated within the catchment for the outstanding Crofton Schools, as well as Petts Wood Station and the amenities of Station Square and Queensway. Viewing advised.

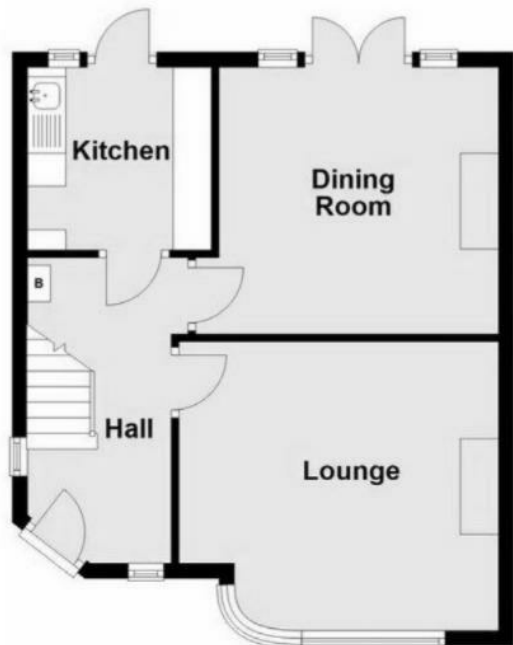


Viewing

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.

Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



Outbuilding

Approx. 15.2 sq. metres (163.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.0 sq. feet)

This plan is for general layout guidance and may not be 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		80
(69-80) C		
(55-68) D	52	
(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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