



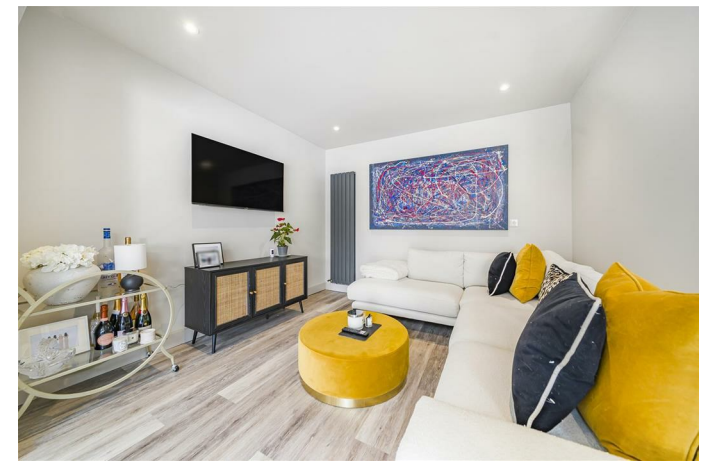
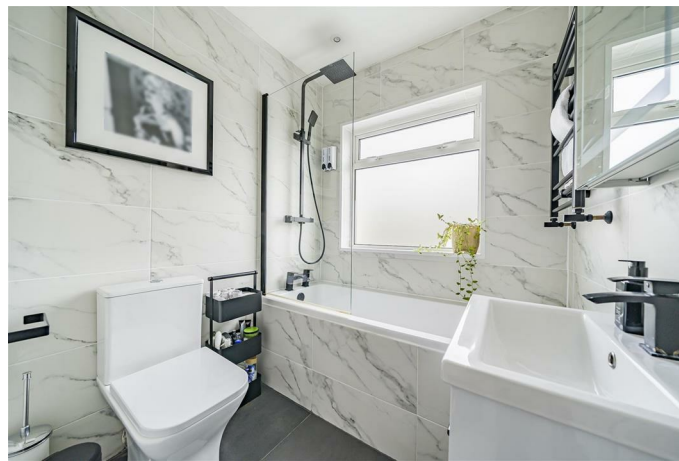
17 Rolleston Avenue, Petts Wood, Kent, BR5 1AJ
£795,000

17 Rolleston Avenue, Petts Wood,
Kent, BR5 1AJ

- Stunning Extended 3 Bed Family Home
- Spacious Kitchen / Diner
- Bi-Fold Doors to Secluded Garden
- Summer House
- Council Tax Band E



A quite stunning, extended 3 bedroom family home, which requires internal viewing for the size & quality of accommodation to be fully appreciated. Amongst the properties many features is it's superb 19'8 x 13'8 Kitchen/Diner, with Bi-Fold doors overlooking the secluded 83' Rear Garden; Additionally, there is a 14x 12'4 summer house. For those seeking a property to move straight into, look no further- Phone today to arrange a viewing.



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 Avenue, Petts Wood, Orpington, BR5

Approximate Area = 1070 sq ft / 99.4 sq m
 Garage = 104 sq ft / 9.6 sq m
 Outbuilding = 173 sq ft / 16 sq m
 Total = 1347 sq ft / 125 sq m
 For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Edmund Estate Agents. REF: 1256801

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		87
(81-91) B		
(69-80) C	69	
(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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