



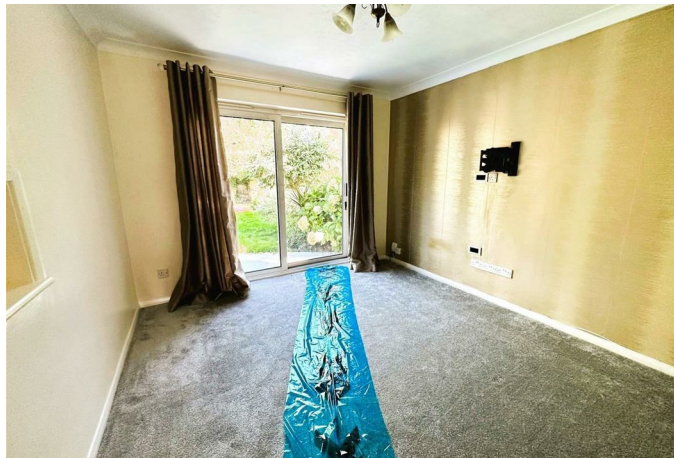
6 Denver Close, Petts Wood, Kent, BR6 0SB

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BR6 0SB

- Detached family home
- 4 bedrooms
- Off road parking
- Close to outstanding schools
- Private garden



Call now to view this excellent family home with 4 good size bedrooms. The property is set within the catchment of the outstanding schools of Crofton Infant & Junior and Perry Hall. The house features 2 reception rooms, kitchen, large utility room & off road parking to the front & well kept garden.



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.

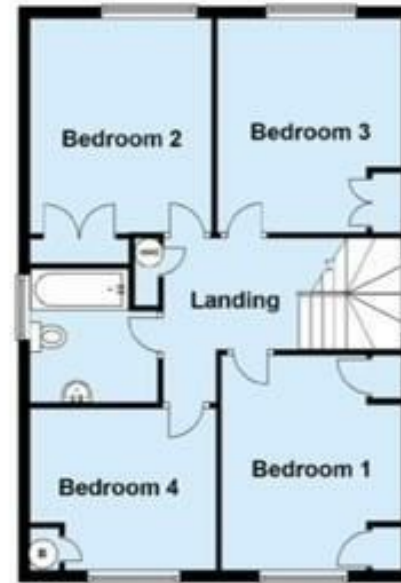
Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)



First Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



Total area: approx. 142.9 sq. metres (1537.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.

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

82

65

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