



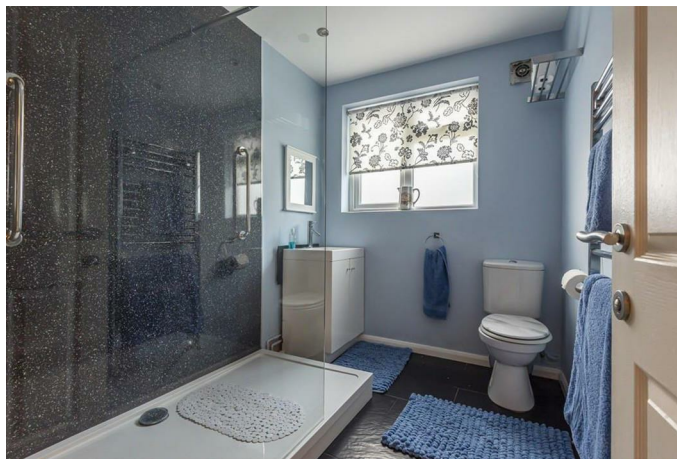
39 Shepperton Road, Petts Wood, Kent, BR5 1DL

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Kent, BR5 1DL

- Semi detached bungalow
- Three bedrooms
- Through lounge into diner
- Off street parking
- Chain free
- Council tax band E



**CHAIN FREE** - This three bedroom semi detached bungalow is located within a short walk to Petts Wood shops and station with access into Central London. Benefits include a large through lounge into diner, utility room plus a study area. There is a well maintained garden to the rear and driveway parking to the front. This property is sure to attract much interest and as such your early viewing comes highly recommended.

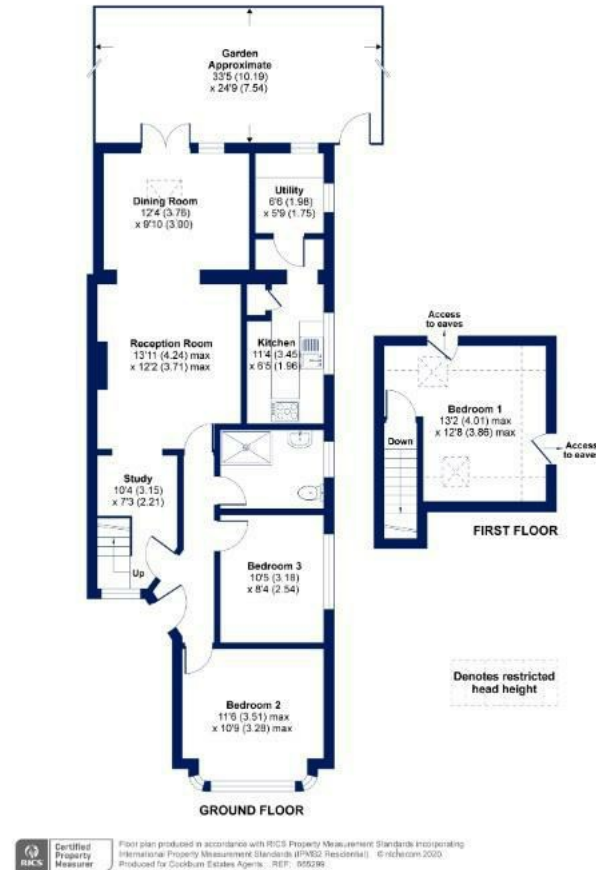


## Viewing

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.



# Shepperton Road, BR5



### 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>54</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

01689 819991

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