



9 Willett Way, Petts Wood, Kent, BR5 1QB  
£775,000

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BR5 1QB

- No Onward Chain
- Four Double Bedrooms
- Detached Garage and plenty driveway parking
- Electric car charging point
- Walking distance to Petts Wood Amenities
- Council Tax Band F

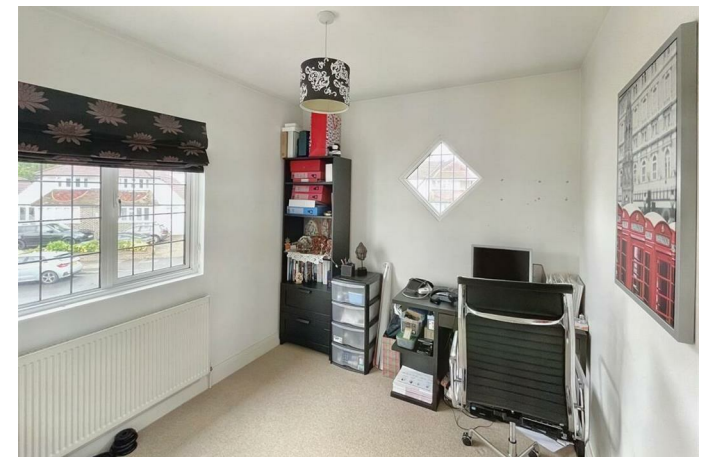


Extremely spacious 4/5 bedroom family home, which requires internal viewing for the size and quality of the accommodation to be fully appreciated. Amongst the property's many features is the very spacious kitchen / diner, with uninterrupted views over the south facing garden. Located in the catchment area for both Crofton and Perry Hall School, this property is sure to attract much attention and as such your early viewing is advised.



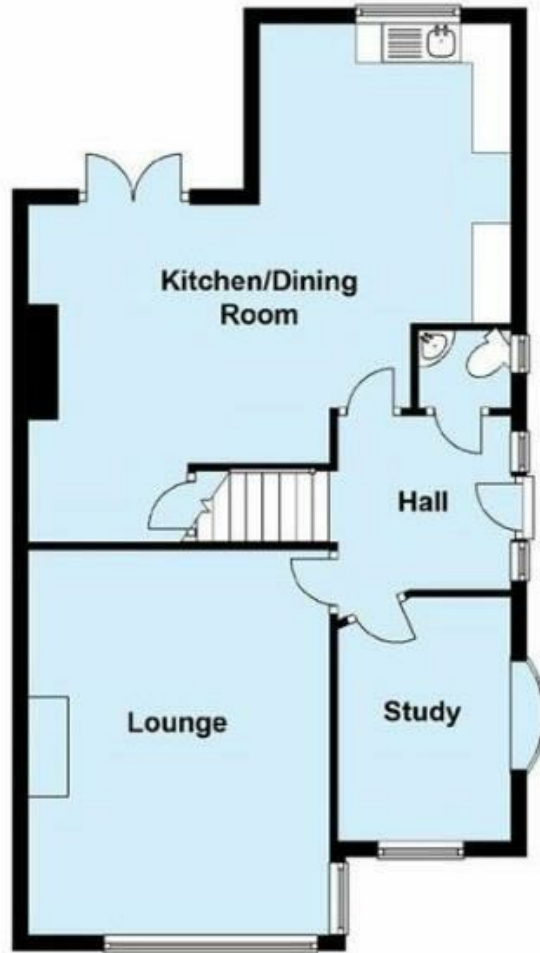
## Viewing

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.



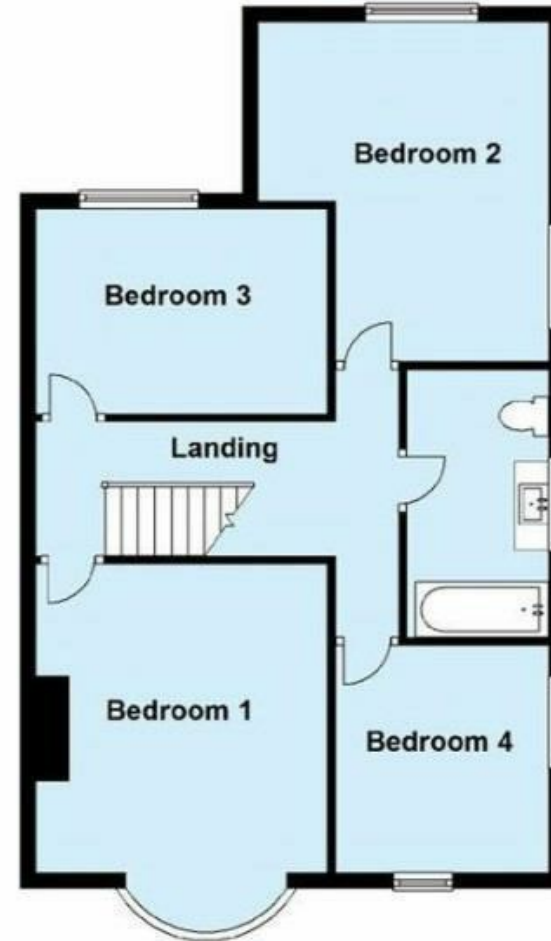
## Ground Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



## First Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



### 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		84
(69-80) C		
(55-68) D	57	
(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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