



14 Ryecroft Road, Petts Wood, Kent, BR5 1DR  
£625,000

14 Ryecroft Road, Petts Wood,  
Kent, BR5 1DR

- Well Maintained & Presented 3 Bed Home
- Within Crofton School Catchment
- Scope to extend STPP
- Secluded West Facing Garden
- Short walk to Petts Wood Station and Shops
- Council Tax Band E



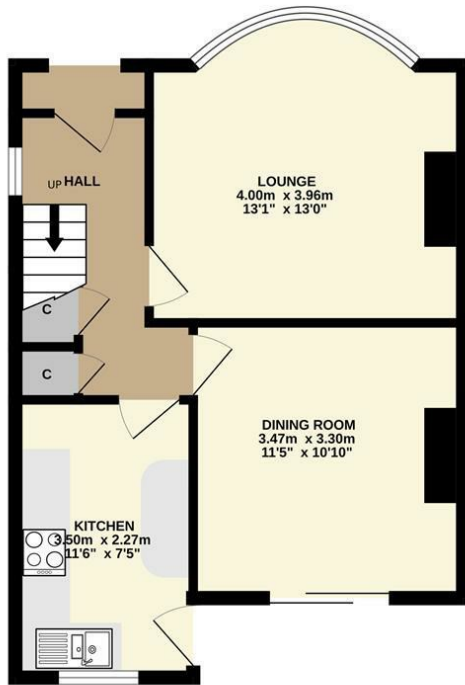
A well maintained & presented 3 bedroom family home, which is located 0.2 miles from Crofton Schools & offered with vacant possession. There is plenty of scope to extend ( subject to the usual permissions) & Petts Wood shops & station are within a short walk. Amongst the properties many features is it's 80', secluded West facing garden. This property is sure to attract much interest & your early viewing comes highly recommended.



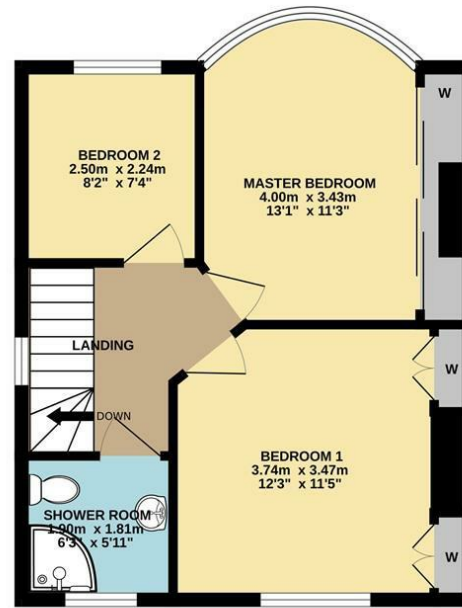
## Viewing

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

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