



15 Bushey Avenue, Petts Wood, Orpington, Kent, BR5 1EP  
£800,000



## 15 Bushey Avenue, Petts Wood, Orpington, Kent, BR5 1EP

- 4 bedrooms and 2 bathrooms
- Newly renovated living spaces,
- Large open-plan living and kitchen area
- Underfloor heating on the ground floor with engineered wooden flooring
- External wall insulation complemented by new electrical and heating systems
- Excellent garden space and car parking amenities
- No Chain
- Close to Schools
- Refurbished
- Potential to extend



At the far end of a Cul de Sac, this newly renovated four-bedroom house presents an exceptional opportunity for families seeking a modern and comfortable home. The property boasts a spacious open-plan living and kitchen area, perfect for both entertaining guests and enjoying family time. The ground floor features underfloor heating, complemented by stylish engineered wooden flooring, ensuring a warm and inviting atmosphere throughout.

With a well-appointed bathroom and shower room, this residence caters to the needs of a growing family, providing convenience and privacy. The external wall insulation, along with new electrical and heating systems, enhances energy efficiency, making this home not only aesthetically pleasing but also practical.

The excellent garden space offers a delightful outdoor retreat, ideal for children to play or for hosting summer gatherings. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the space to your specific needs. Additionally, the property includes ample car parking amenities, ensuring that you and your guests are well accommodated.

Pre-approved plans to build additional detached house on the same plot.

With no onward chain, this home is ready for you to move in and make it your own.

## Viewing

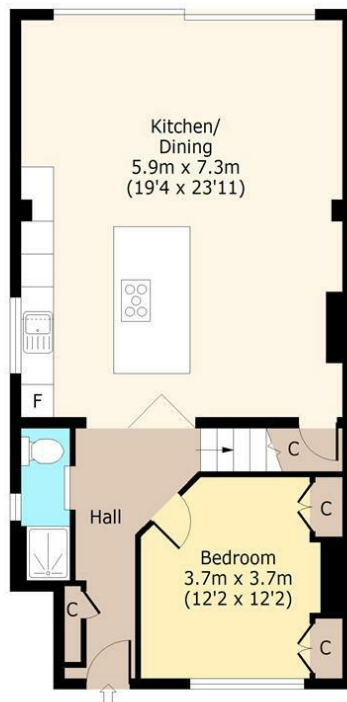
Strictly by appointment with Edmunds Orpington 01689 821904. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.





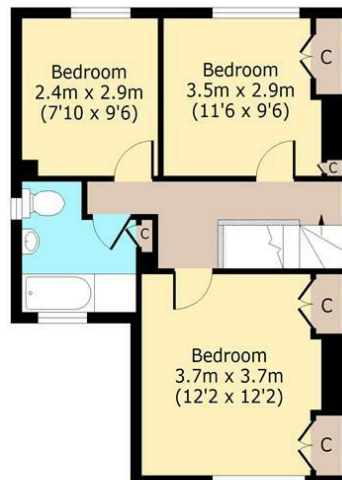
### Ground Floor

Approx. 69.5 sq. meters  
(748 sq. feet)



### First Floor

Approx. 42.9 sq. meters  
(462 sq. feet)



Total area: approx. 112.4 sq. meters (1210 sq. feet)  
For illustration purposes only - not to scale

#### 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	79	88
	EU Directive 2002/91/EC	

01689 821904

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