

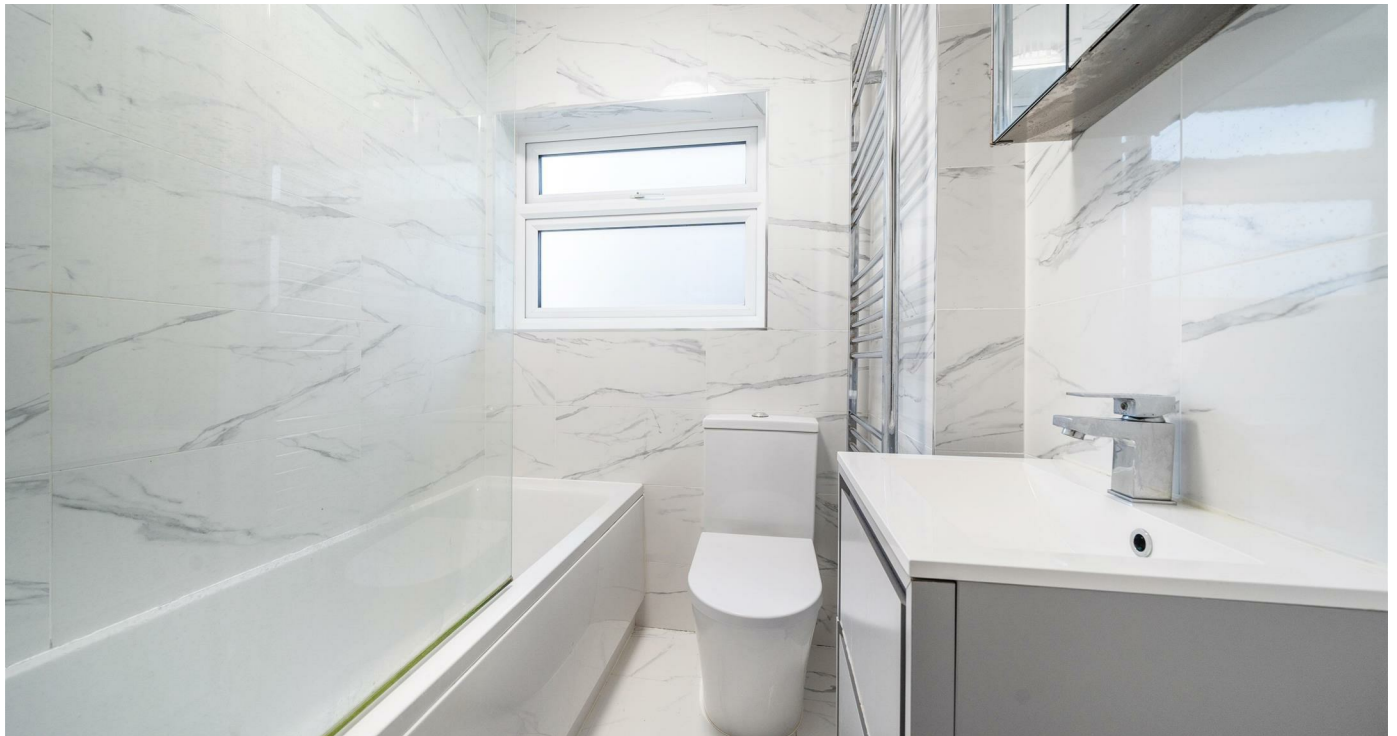


34 Shepperton Road, Petts Wood, Kent, BR5 1DN  
£335,000



## 34 Shepperton Road, Petts Wood, Kent, BR5 1DN

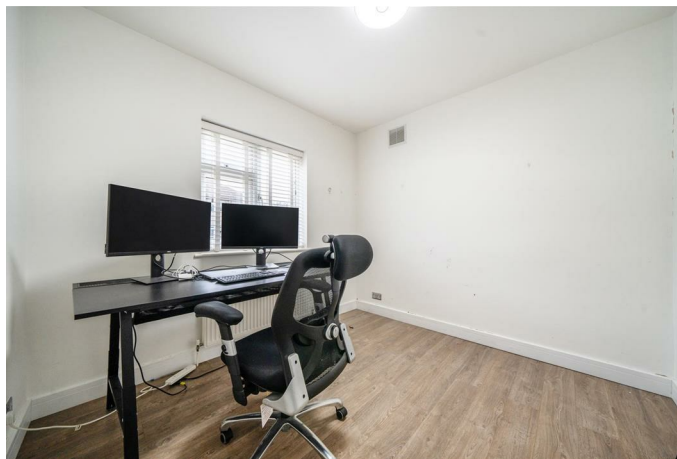
- Ground Floor Maisonette With Private 2 car Driveway
- Two bedrooms
- Approx 60' Private Garden With Brick Storage Shed
- Recently Refurbished With a Stunning Kitchen & Contemporary Bathroom
- Excellent Location With Convenient Access to Petts Wood Station
- Council Tax Band C



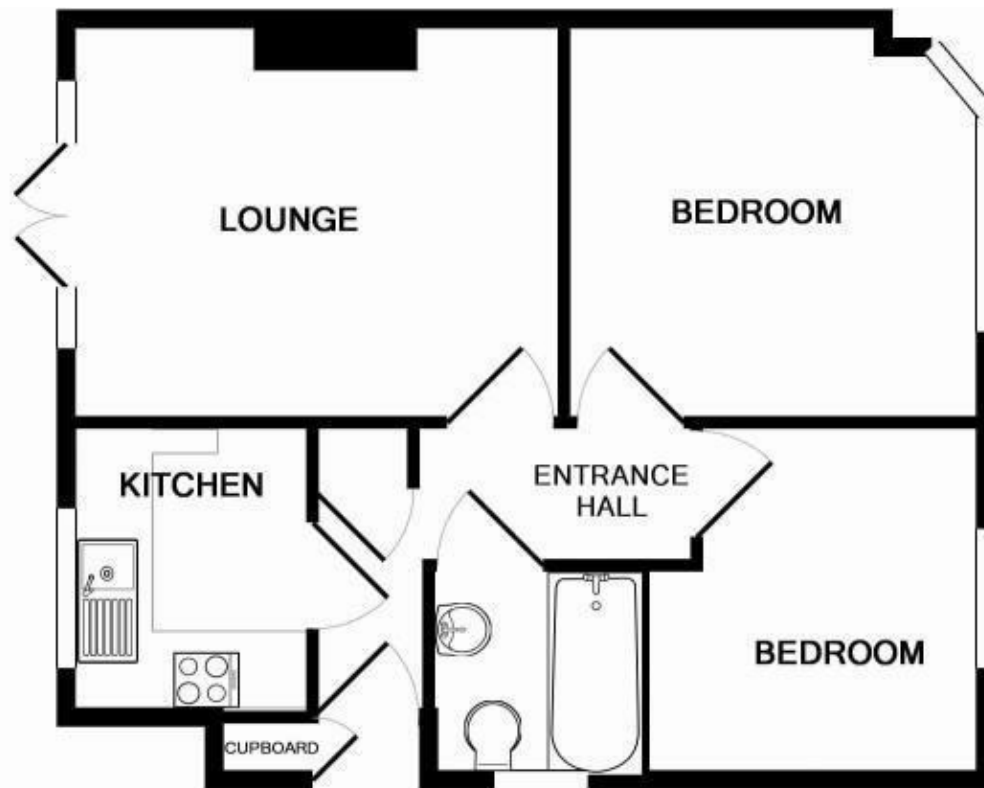
This stunning GROUND FLOOR maisonette, is offered to the market in outstanding decorative condition and has the added benefit of PRIVATE 2 CAR OFF ROAD PARKING. The property is very conveniently located for Petts Wood mainline station, along with a host of excellent local shops, cafes, restaurants and supermarkets. The property features a delightful high gloss kitchen and modern contemporary bathroom, along with two well appointed bedrooms and a good size lounge which is positioned to the rear and has double doors leading out to the private garden. The rear garden extends to approx. 60' and offers a brick built storage shed to the rear. The ground floor maisonettes located so close to central Petts Wood rarely come to the market and always attract substantial interest, so your early viewing is highly 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.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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                                 |                         |           |
| (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                             | 63                      | 75        |
|                                             | EU Directive 2002/91/EC |           |

01689 819991

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