



17 Sherborne Road, Petts Wood, Kent, BR5 1GX  
Guide Price - £825,000 - £850,000



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Kent, BR5 1GX

- Guide Price £825,000 - £850,000
- Chain Free
- 3 Bed Detached House
- Ground Floor WC
- Features lovely stained glass windows
- Extensive garden with patio area
- Council Tax Band F





**\*\*Guide Price - £825,000 - £850,000\*\*** This extended & extremely spacious three bedroom, detached family home offers further scope for further extension ( subject to the usual permissions) & is being sold with no onward chain. Amongst the properties many features is it's 90', secluded garden & two separate reception rooms, the largest measuring 21'0. Phone today to view.



## 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.



# Sherborne Road, Petts Wood, Orpington, BR5

Approximate Area = 1420 sq ft / 131.9 sq m (excludes garage)

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1469 sq ft / 136.4 sq m

For identification 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                             | EU Directive 2002/91/EC |           |

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