

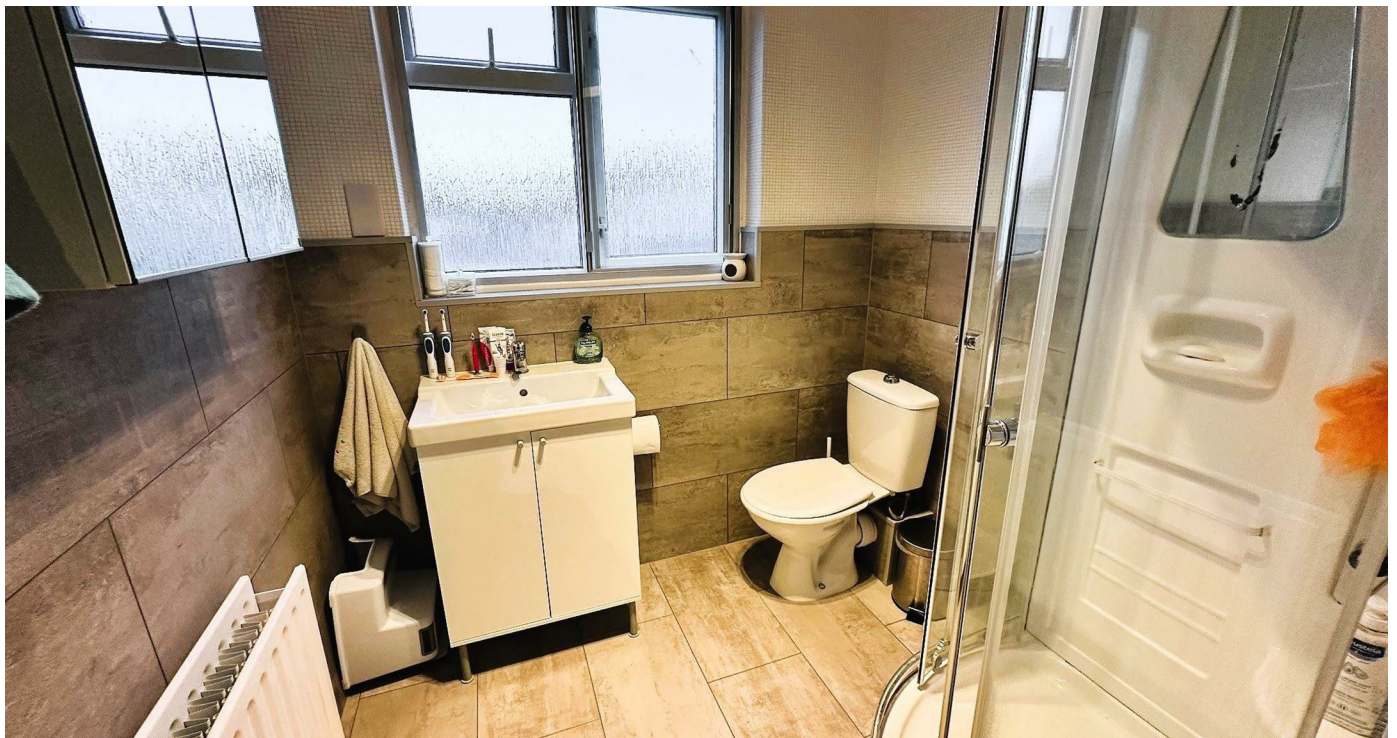


32 St Georges Road, Petts Wood, Kent, BR5 1JD  
£2,950 Per Month



32 St Georges Road, Petts Wood,  
Kent, BR5 1JD

- Detached family home
- Four bedrooms
- 'L' Shaped lounge/diner
- Bathroom plus a downstairs wc
- Excellent Location
- EV Charger installed
- Council Tax Band F

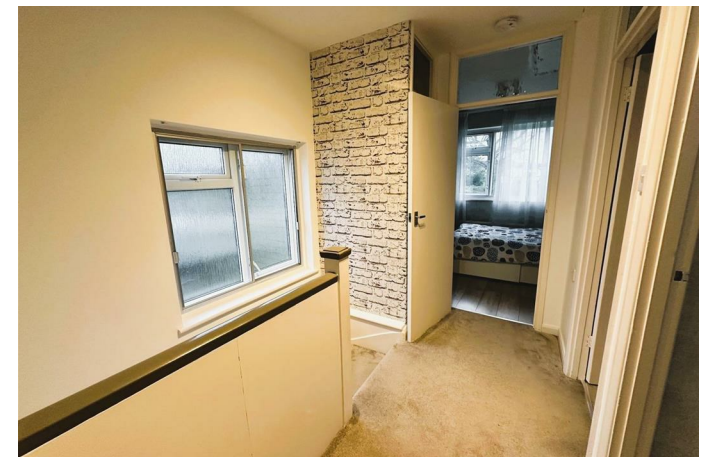




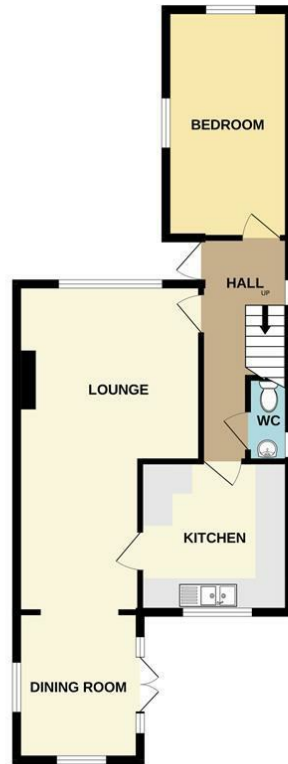
Set upon one of Petts Wood Easts finest roads with access to Petts Wood station and a number of highly regarded local schools, is an opportunity to rent this four bedroom detached family home. The property is part double glazed with central heating. The ground floor has a spacious entrance hall, 'L' shaped lounge and dining room with a good size square kitchen. The first floor has three well proportioned bedrooms and a shower room and the fourth bedroom is the converted garage on the ground floor. The hallway also features a ground floor WC. The rear garden is wonderfully secluded and offers a Southerly aspect, while there is ample off road parking to the front.

## Viewing

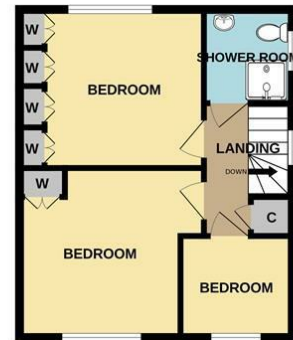
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



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 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		EU Directive 2002/91/EC

75

43

01689 819991

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