



3 Kennedy Close, Petts Wood, Kent, BR5 1HP  
£520,000

### 3 Kennedy Close, Petts Wood, Kent, BR5 1HP

- No Onward Chain
- Set in a Delightful Cul-De-Sac
- 3 Excellent Sized Bedrooms
- South West Facing Garden
- Garage and Off Road Parking
- Perfectly located for Petts Wood Station and Popular Schools
- Council Tax Band D



Offered with no onward chain and nestled within this delightful cul de sac, Edmund are delighted to offer this three bedroom end terraced family home. The property is very well located for access to Petts Wood and Orpington mainline stations, as well as a host of popular local shops, cafes restaurants and supermarkets as well as a selection of highly sought after local schools, including the highly requested Crofton infant and Junior and Darrick Wood. The property offers a spacious lounge, leading to the kitchen and a ground floor shower room. On the first floor there are three excellent size bedrooms and a family bathroom. Further features include a delightful South West aspect garden, off road parking and a garage. Properties in this location always attract a lot of attention, so with this in mind 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.



# Kennedy Close, Petts Wood, Orpington, BR5

Approximate Area = 943 sq ft / 87.6 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Edmund Estate Agents. REF: 1242609

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

01689 819991

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