



18A Shepperton Road, Petts Wood, Kent, BR5 1DN
£330,000

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Kent, BR5 1DN

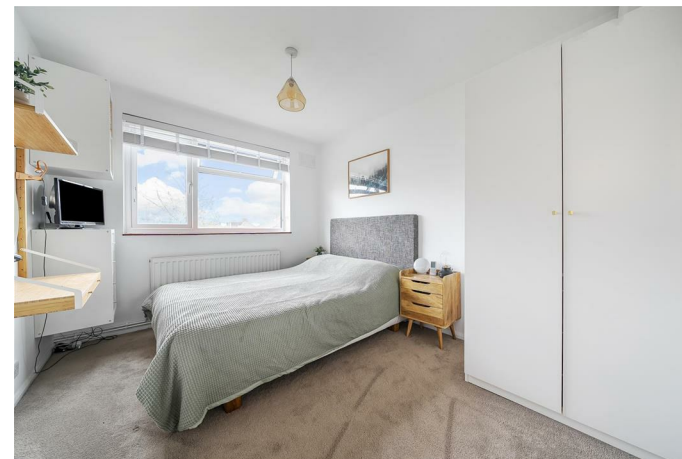
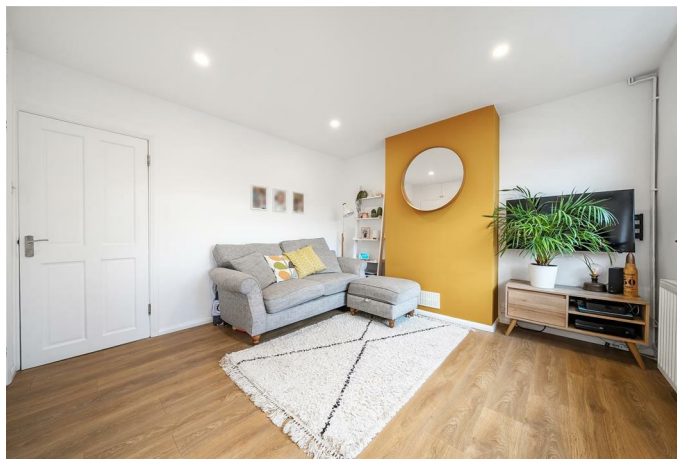
- Stunning First Floor Maisonette
- 2 Bedrooms
- Open Plan Lounge/Kitchen
- Modern Bathroom
- Private Garden
- Excellent Location For Petts
Wood Station



CHAIN FREE. This is a beautifully presented, 2 bedroom, first floor maisonette which is centrally located for Petts Wood station, Crofton Schools and the array of local shops and businesses of Queensway and Station Square. The property is well laid out with a feature lounge which is semi open plan to the modern fitted kitchen. Further to this there are two well proportioned bedrooms and a modern family bathroom. There is also a well presented private garden with this property for those seeking outside space. A viewing is highly recommended.

Viewing

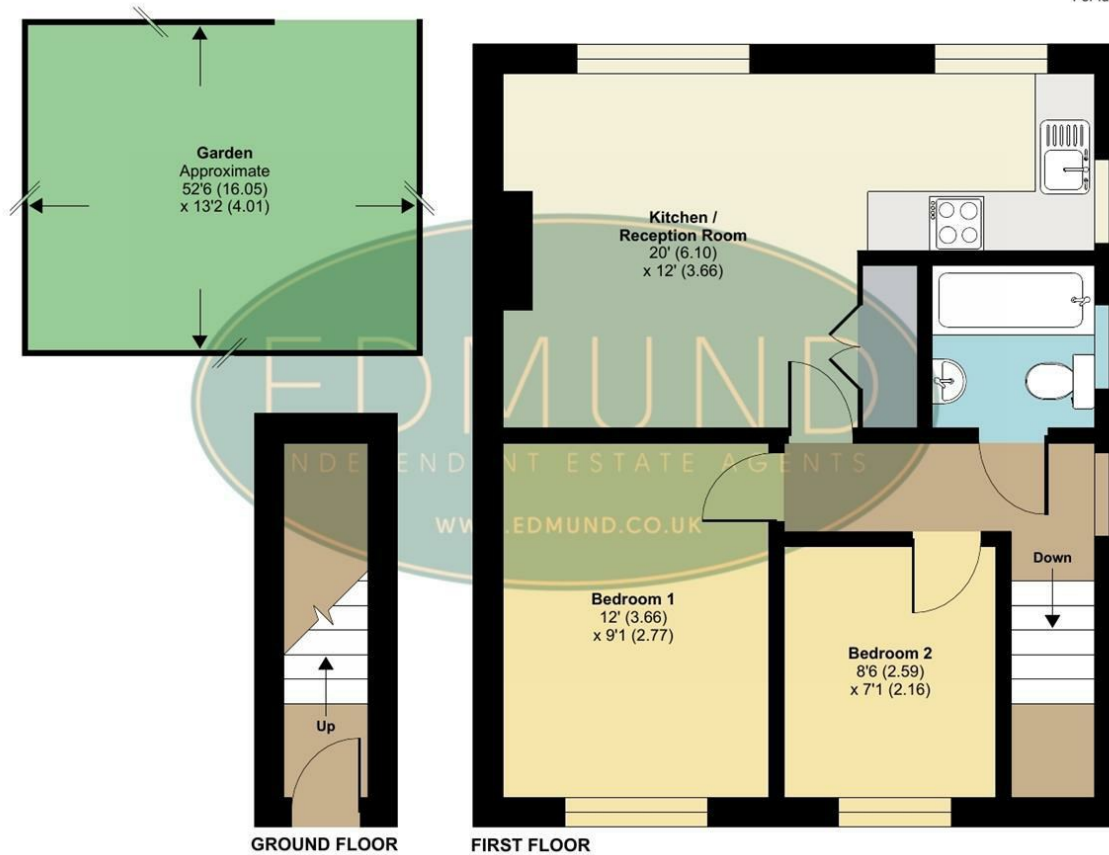
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



Shepperton Road, Petts Wood, Orpington, BR5

Approximate Area = 524 sq ft / 48.6 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: 1249779

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	67	75
(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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