



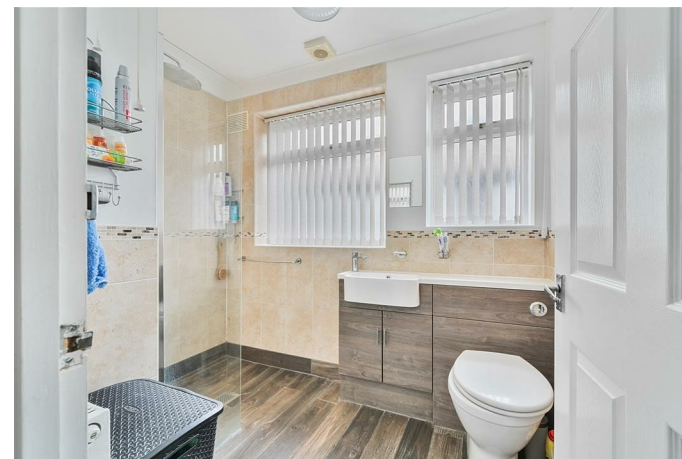
122 Towncourt Lane, Petts Wood, Kent, BR5 1EJ  
£495,000

## 122 Towncourt Lane, Petts Wood, Kent, BR5 1EJ

- Chain Free
- Two Double Bedrooms
- Low Maintenance Garden
- Walking Distance to Petts Wood Shops and Train Station
- Competitively Priced
- Council Tax Band D



This two double bedroomed bungalow is ideally located for all local amenities & is offered on a chain free basis. Amongst the properties many features is it's low maintenance garden & proximity to all local facilities, with Petts Wood shops & station located a short, flat walk away. Competitively priced, this property is sure to attract much interest & your early viewing comes 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.



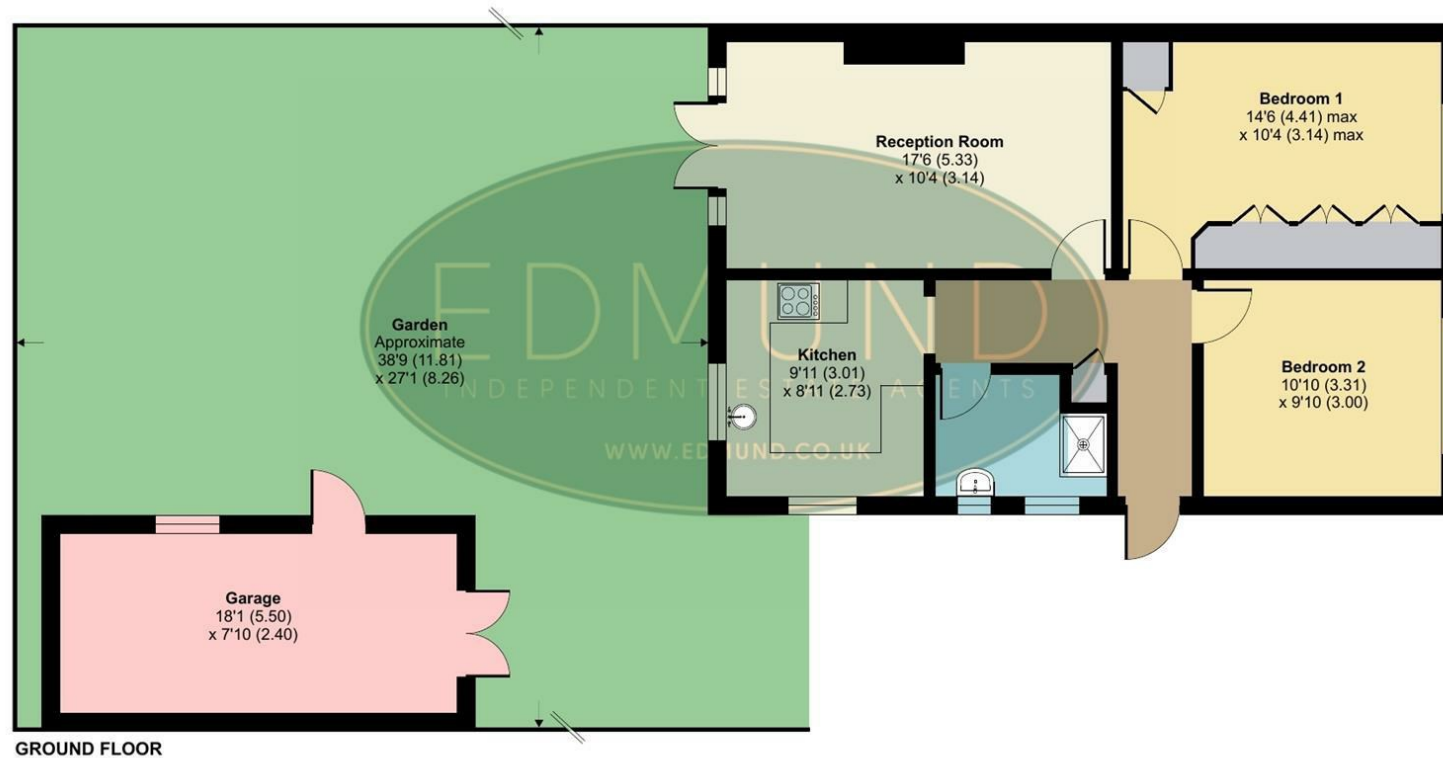
# Towncourt Lane, Petts Wood, Orpington, BR5

Approximate Area = 670 sq ft / 62.2 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 817 sq ft / 75.8 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 2024. Produced for Edmund Estate Agents. REF: 1279595

## 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>                          |         | 87                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 68      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

01689 819991

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