



8 Ryecroft Road, Petts Wood, Kent, BR5 1DR  
£650,000



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BR5 1DR

- Excellent Location Close to Petts Wood Station
- 3 Bedroom Semi Detached Family Home
- Off Road Parking & Good Size Garden
- Close to Petts Wood Station & Crofton Schools
- Refurbished & Ready to Move Straight Into
- CHAIN FREE SALE



Located just minutes from Petts Wood Station and set within the Crofton School catchment is this refurbished semi detached family home. The property features a spacious entrance hall, which leads to a bright open thru lounge/diner and next to this a separate fitted kitchen. On the first floor there are 3 proportioned bedrooms and a beautiful contemporary family bathroom. Offered to the market on a 'CHAIN FREE' basis this property also benefits from off road parking and a sizable rear garden.



## 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.





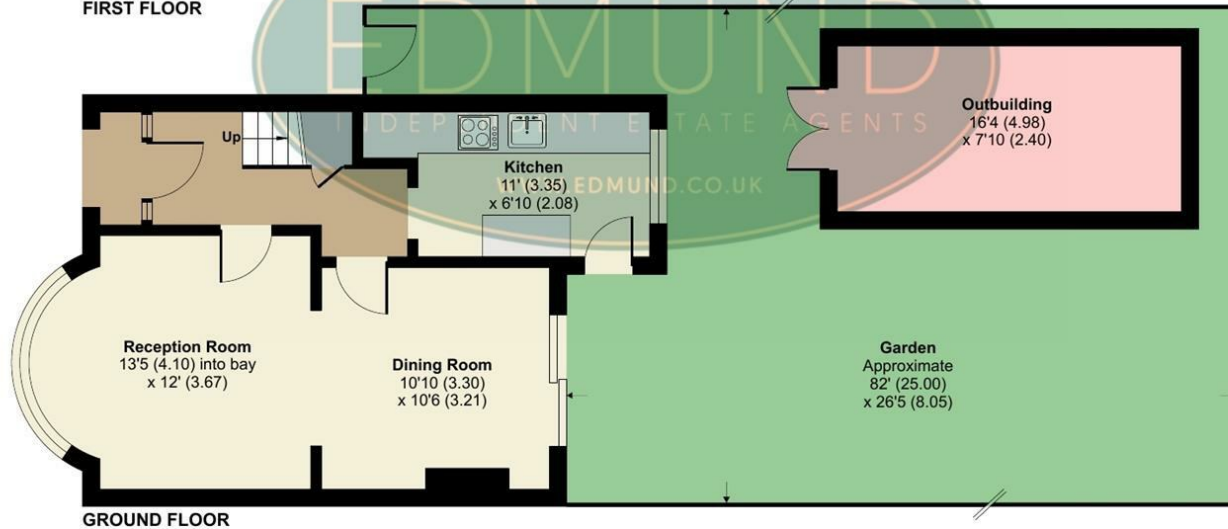
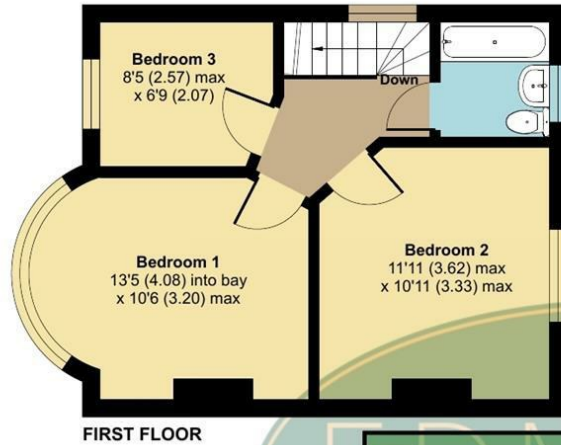
# Ryecroft Road, Petts Wood, Orpington, BR5

Approximate Area = 842 sq ft / 78.2 sq m

Outbuilding = 129 sq ft / 11.9 sq m

Total = 971 sq ft / 90.1 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: 1275942

## 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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