

52 Great Thrift, Petts Wood East, Kent, BR5 1NG  
£995,000



## 52 Great Thrift, Petts Wood East, Kent, BR5 1NG

- No Onward Chain
- 5 Spacious Bedrooms
- 2 Reception Rooms
- Situated in Sought After Petts Wood East
- Council Tax Band G





Nestled in the charming area of Great Thrift, Petts Wood East, Kent, this delightful semi-detached house offers a perfect blend of comfort and space for family living. With five bedrooms, this property is ideal for those seeking ample room for a growing family or the flexibility to create a home office or guest room.

Amongst the properties many features is it's South facing, secluded garden & the property is being sold with no-onward chain.

The house features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you prefer a cosy evening in the living room or hosting gatherings in the dining area, this home caters to all your needs. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. Situated in a desirable location, this home benefits from the tranquillity of suburban living while remaining well-connected to local amenities and transport links. Petts Wood offers a variety of shops, schools, and parks, making it an excellent choice for families and professionals alike..

## 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.



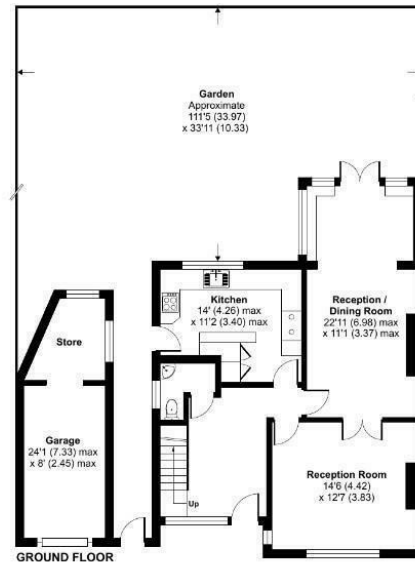
## Great Thrift, Petts Wood, Orpington, BR5

Approximate Area = 1638 sq ft / 152.1 sq m

Garage = 176 sq ft / 16.3 sq m

Total = 1814 sq ft / 168.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Pullen Estate Agents. REF: 1190375

### 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>		<b>73</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

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