



82 Nightingale Road, Petts Wood, Kent, BR5 1BQ
Offers In Excess Of £875,000

82 Nightingale Road, Petts Wood,
Kent, BR5 1BQ

- 5 Well Proportioned Bedrooms
- Two Good Sized Reception Rooms
- Ample Off Street Parking
- Easy To Maintain Back Garden
- Council Tax Band F



Nestled in the charming area of Petts Wood, this semi-detached house on Nightingale Road offers a splendid opportunity for families seeking a spacious and comfortable home. With five well-proportioned bedrooms, this property is perfect for those who require ample living space. The two reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

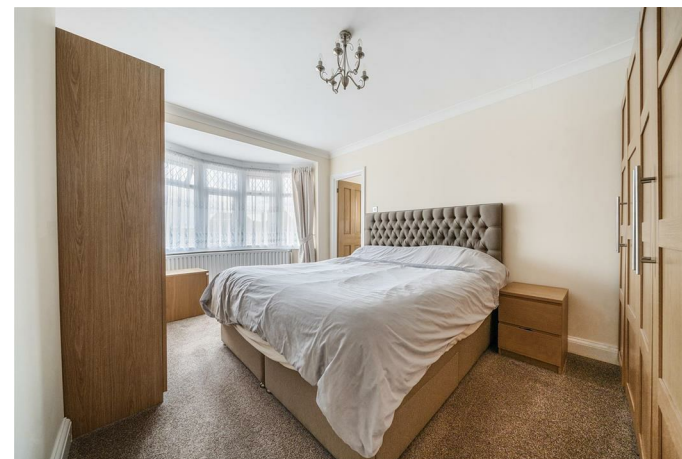
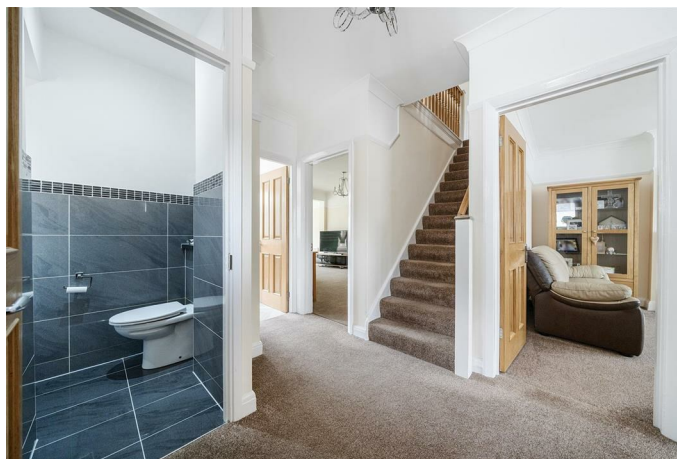
Ideally located for all local facilities, with Petts Wood shops & station within a short walk, this property also lies with the Crofton catchment area.

Outside, there is parking available for numerous vehicles, adding to the practicality of this delightful home. The location is ideal, with local amenities and transport links within easy reach, making it a perfect choice for those who appreciate both tranquillity and accessibility.

This property presents a wonderful opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this house your new home in Petts Wood.

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.



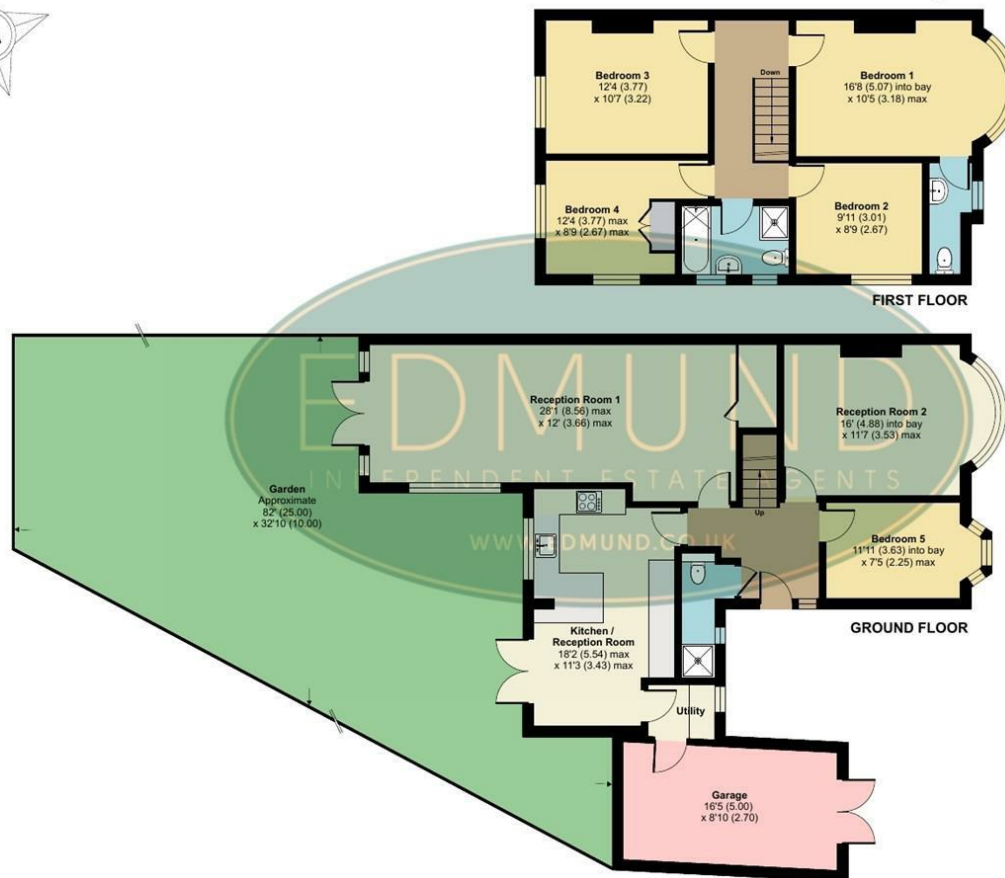
Nightingale Road, Petts Wood, Orpington, BR5

Approximate Area = 1582 sq ft / 146.9 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1730 sq ft / 160.6 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 2024. Produced for Edmund Estate Agents. REF: 1304943

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

01689 819991

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