



5 Rolleston Avenue, Petts Wood, Kent, BR5 1AJ
£725,000

5 Rolleston Avenue, Petts Wood, Kent, BR5 1AJ

- Prime Petts Wood Location For Excellent Schools and Petts Wood Station
- Stunning Internal Decor & Ready to Move Into
- Extended to the Rear to Offer a Sizable Kitchen/Breakfast Room
- 3 Bedrooms & Contemporary Family Bathroom
- Good Size Garden, Entertaining Patio & Off Road Parking
- Ground Floor W.C. & Garage
- Viewing is Simply A Must



GUIDE PRICE £725,000 - £750,000. Contact Edmund to be sure not to miss out on this immaculate, 3 bedroom, semi detached family home, which benefits from a sizable extension across the rear to the ground floor. The property is set within the catchments of some of the most sought after schools Petts Wood has to offer, and is conveniently located for central Petts Wood including the local shops and cafes at Station Square and also the mainline station with excellent services to Central London. The sellers have designed this home in a very tasteful, modern and stylish manor, with the ground floor offering a spacious thru lounge, which in turn leads to the stunning, open plan kitchen/breakfast room. On the first floor there are three bedrooms and a beautiful contemporary family bathroom. Outside the property offers a well kept square rear garden with a good size entertaining patio and to the front off road parking via the driveway. Further features to note include a ground floor W.C and a garage. In conclusion this is a magnificent family home for which we can guarantee interest is going to be high.

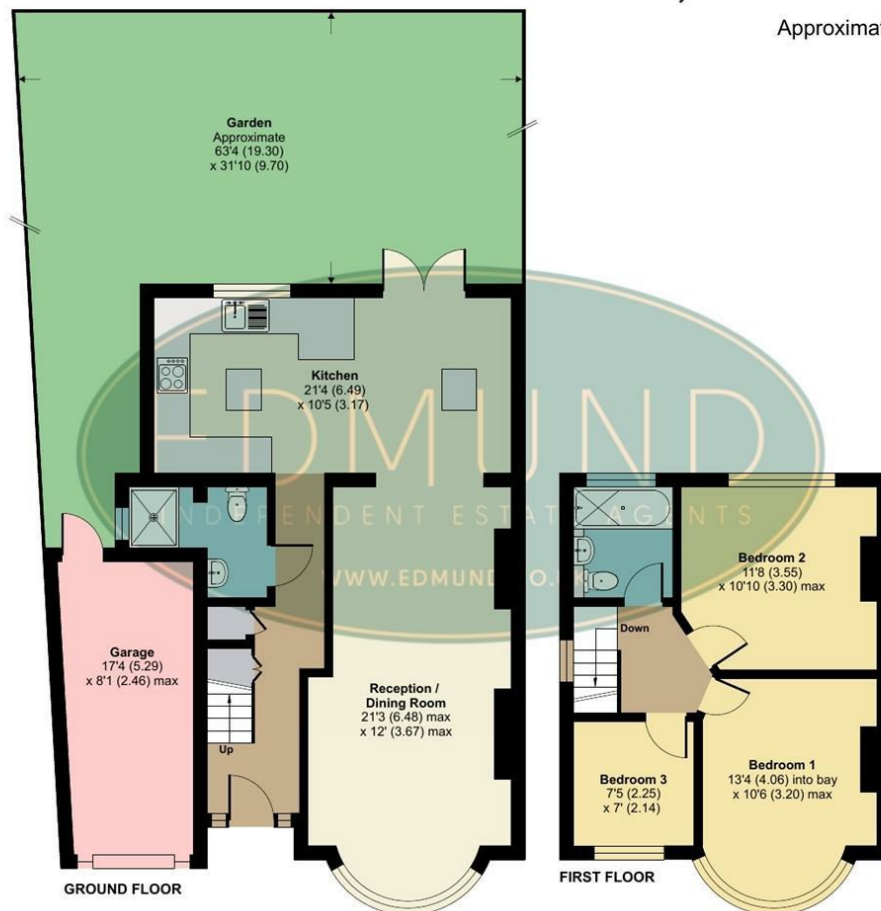
Viewing

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.



Rolleston Avenue, Petts Wood, Orpington, BR5

Approximate Area = 1050 sq ft / 97.5 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1182 sq ft / 109.7 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: 1289190

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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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