



78 Sutherland Avenue, Petts Wood, Kent, BR5 1RB  
£1,325,000



## 78 Sutherland Avenue, Petts Wood, Kent, BR5 1RB

- Four/Five bedroom family home
- Detached house with sizable accommodation
- Bathroom plus separate shower room
- Sought after location between Petts Wood, Chislehurst & Orpington
- Carriage driveway for multiple vehicles
- Approx 120' garden with two entertaining patios
- Council Tax Band G

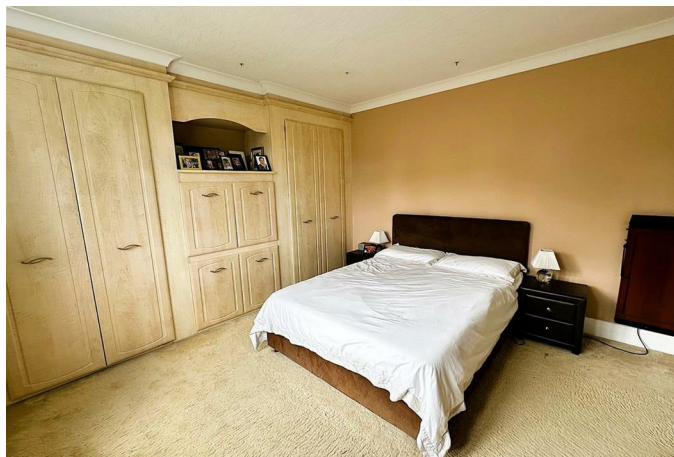
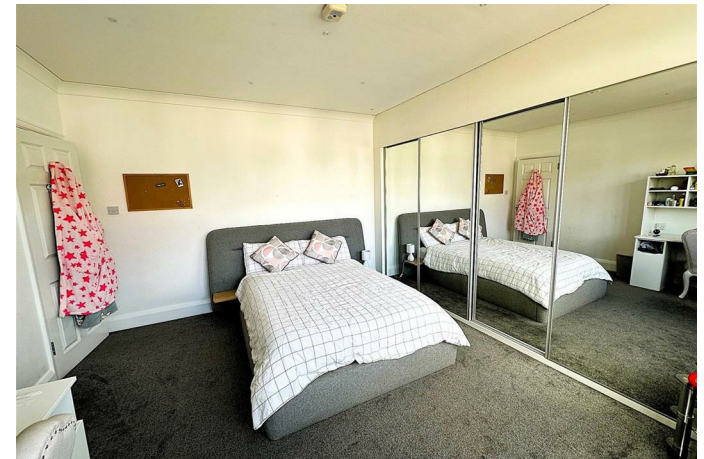




A stunning four/five bedroom family home, which has been extended to offer a light and spacious open plan kitchen/diner with dedicated utility room. The property is located on one of Petts Wood's most sought after roads and possessing a superb approx. 120' garden, which enjoys near total seclusion, this feature must be viewed in person to be fully appreciated. The property has a spacious hallway with a ground floor W.C and a study or bedroom five with built in storage. There is a well presented through lounge which benefits from double doors to the garden and patio. On the first floor there are four well proportioned bedrooms, a family bathroom and separate shower room. To the front there is a paved driveway for multiple vehicles and the location is a stunning tree lined road with excellent access to Petts Wood, its shops and mainline station, plus the surroundings of local parks, woodland as well as Chislehurst and Orpington. This excellent family home is not to be missed.

## 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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### 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>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(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

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