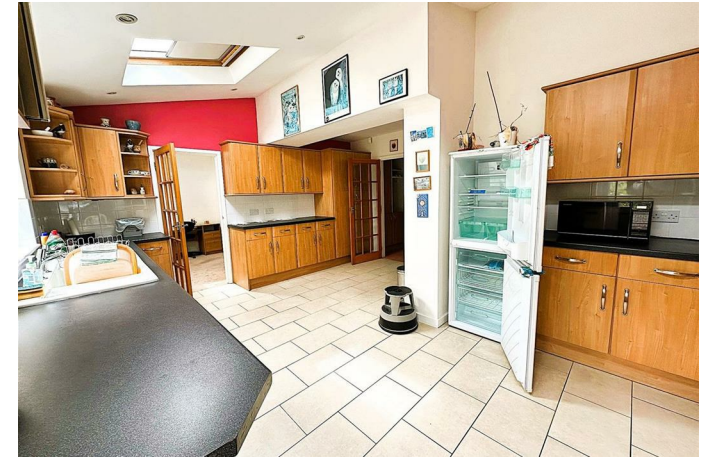




1 Heath Side, Petts Wood, BR5 1EY  
£700,000

## 1 Heath Side, Petts Wood, BR5 1EY

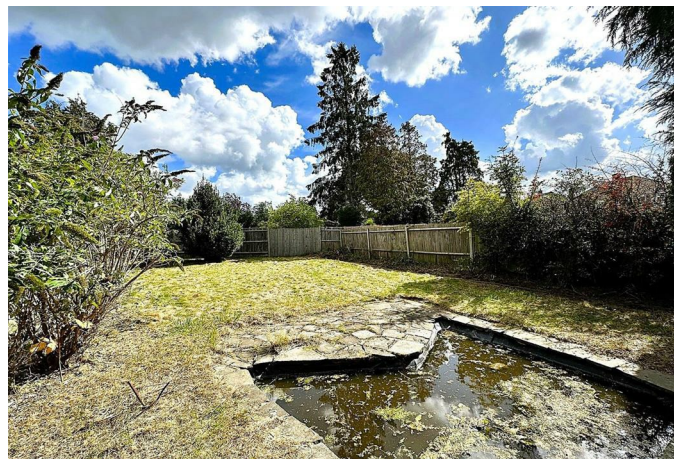
- Crofton & Darrick Wood School Catchments
- 3 Bedroom Semi With Large Ground Floor Extension
- 2/3 Receptions
- Ground Floor Shower Room & First Floor Bathroom
- Garage & Off Road Parking
- CHAIN FREE SALE



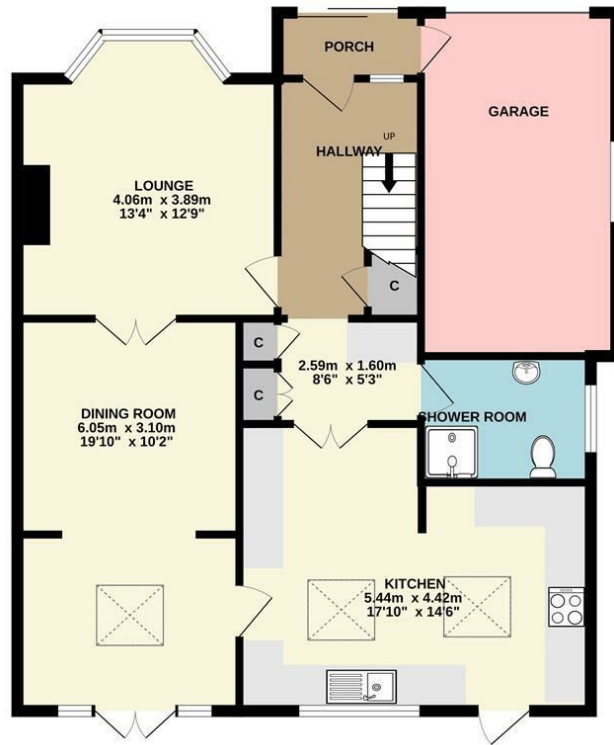
Located within this popular location, between Crofton & Darrick Wood schools and with near immediate access to the delightful Sparrow Wood is this EXTENDED 3 bedroom semi detached family home. The property is offered on the market as a CHAIN FREE SALE. It features three first floor bedrooms, a ground floor shower room, first floor bathroom & sizeable thru lounge/dining room. The property has had a large ground floor kitchen extension all the way across the rear which leads out to a good size rear garden. Further features include a garage & off road parking. Call today to secure your viewing appointment.

## Viewing

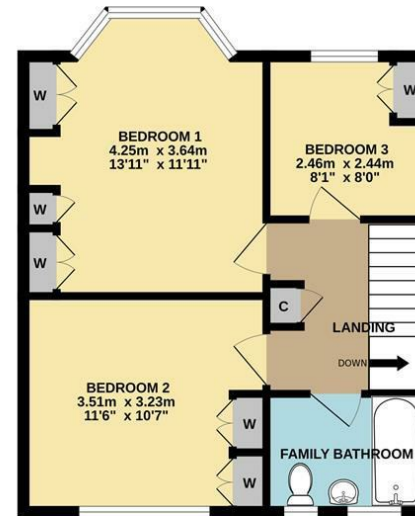
Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



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>                          |                         |           |
| (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>                  | 68                      | 78        |
|                                             | EU Directive 2002/91/EC |           |

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