



98 Towncourt Lane, Petts Wood, BR5 1EJ  
£495,000

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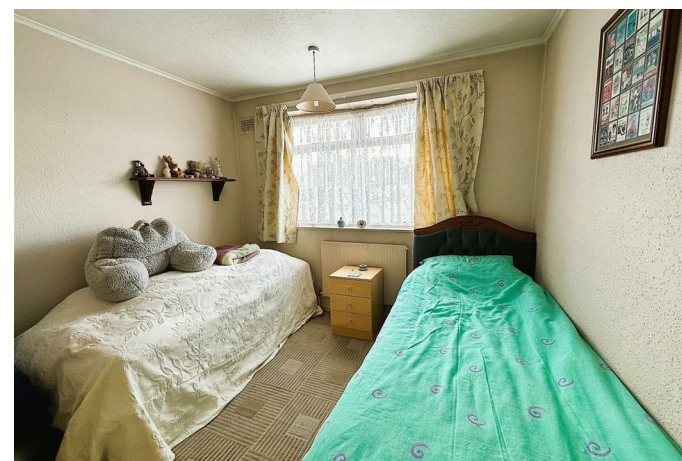
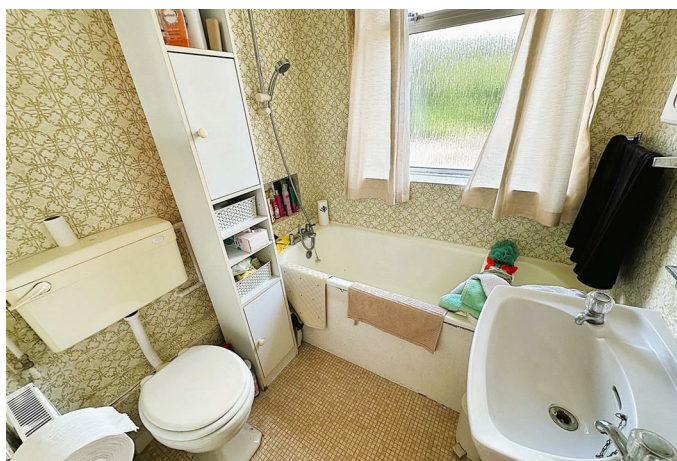
- Three Bedroom Semi Detached Family Home
- Through Lounge/Diner
- First Floor Bathroom
- Private Garden & Garage
- Potential to Extend & Improve (STPP)
- Located Between Petts Wood Station & Crofton Schools
- Council Tax Band E



GUIDE PRICE £495,000 - £525,000. A three bedroom family home, which is well positioned for access to Central Petts Wood, Queensway, Petts Wood mainline station and the hugely popular Crofton Schools. The property is an attractive prospect for first time buyers looking to secure a Freehold property within this outstanding location. On the ground floor there is a through lounge/dining room and a kitchen with both having access out to the garden and garage. On the first floor there are three bedrooms and a family bathroom. Externally the property offers a pleasant garden which extends behind the garage. If a buyer is looking to extend then plenty of properties within the immediate surrounds have completed extensions, this property lends itself to the same (STPP). The property is offered on a chain free basis and a viewing is very highly advised.

## 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.



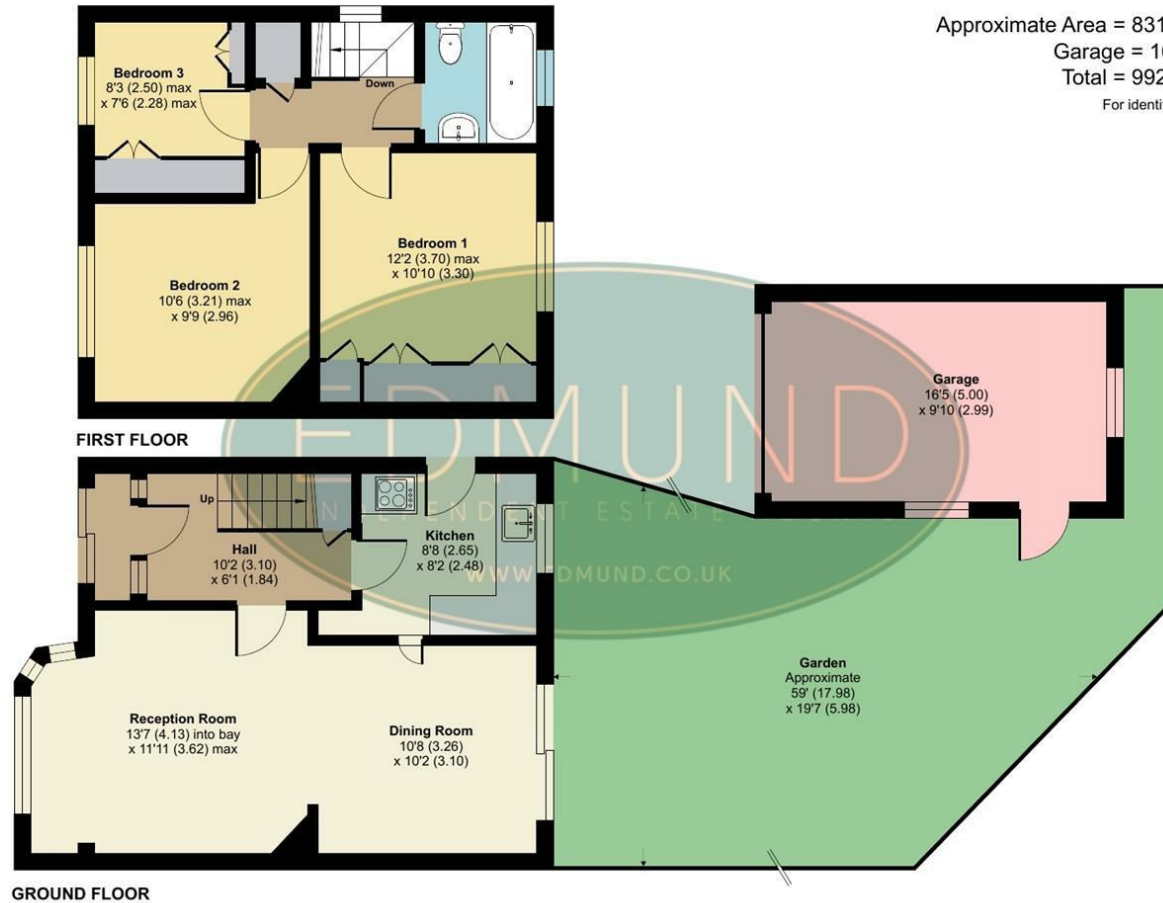
## Towncourt Lane, BR5

Approximate Area = 831 sq ft / 77.2 sq m

Garage = 161 sq ft / 15 sq m

Total = 992 sq ft / 92.2 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: 1357340

### 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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