



9 Woodland Way, Petts Wood, Kent, BR5 1NB
£885,000

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- Character Semi Set Within This Fantastic Petts Wood East Location
- Three Bedrooms, A First Floor Bathroom and Shower Room
- Two Reception Rooms, Ground Floor W.C & Conservatory
- Modern Kitchen & Bathroom
- Stunning Westerly Aspect Garden - Extending To Over 300' Approx
- Garage & Off Road Parking
- Located Very Conveniently For Station Square
- Chain Free Sale



CHAIN FREE - A fantastic opportunity to acquire this attractive character family home, which is set on this highly sought after Petts Wood East road, with near immediate access to the vibrant Station Square and Petts Wood station. The property is a good size 1930's three bedroom semi, which features two reception rooms, a modern kitchen, conservatory and ground floor W.C. On the first floor there are three well proportioned bedrooms, one of which with a complete range of built in wardrobes. There is a modern family bathroom and separate shower room. A key feature of this property is the garden, it boasts a Westerly direction, so its perfect for afternoon and evening sun, enjoyed via the large, entertaining patio. It also extends to approx. a 350' and really must be viewed to be fully appreciated. This excellent family home, set in the heart of Petts Wood, has access to local schools, shops and National Trust Woodland. It also has a garage, multi vehicle off road parking and outstanding potential to extend (STPP). 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.



Woodland Way, Petts Wood, Orpington, BR5

Approximate Area = 1403 sq ft / 130.3 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 1572 sq ft / 146 sq m

For identification only - Not to scale



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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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