



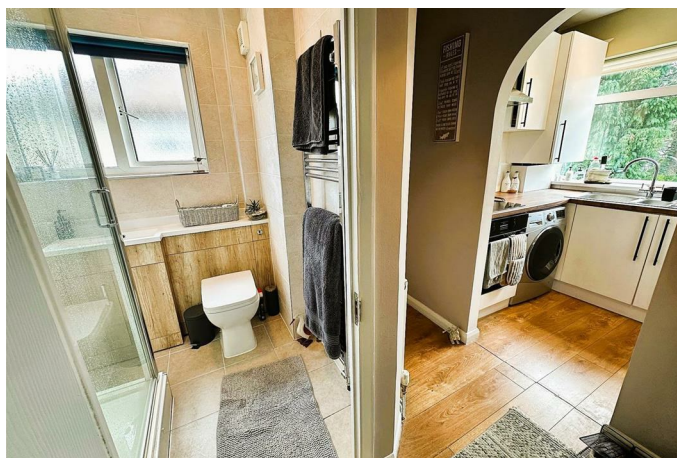
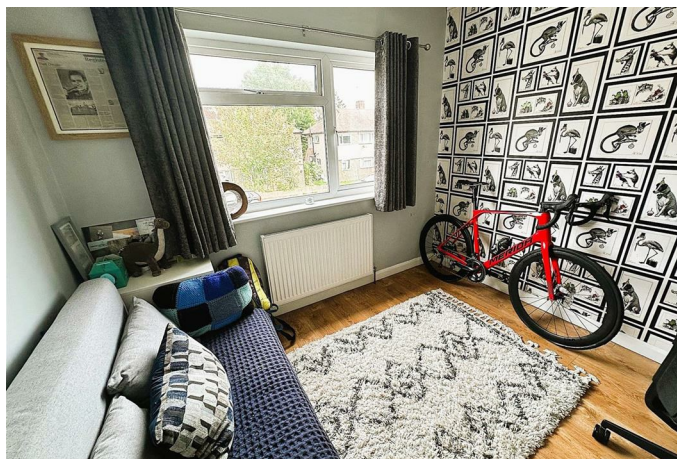
49a Shepperton Road, Petts Wood, Kent, BR5 1DL
Offers In Excess Of £335,000

49a Shepperton Road, Petts Wood,
Kent, BR5 1DL

- Stunning First Floor Maisonette
- 2 Double Bedrooms
- Modern Kitchen & Contemporary Shower Room
- Excellent Location for Petts Wood Station
- Private South Facing Garden
- Long Lease

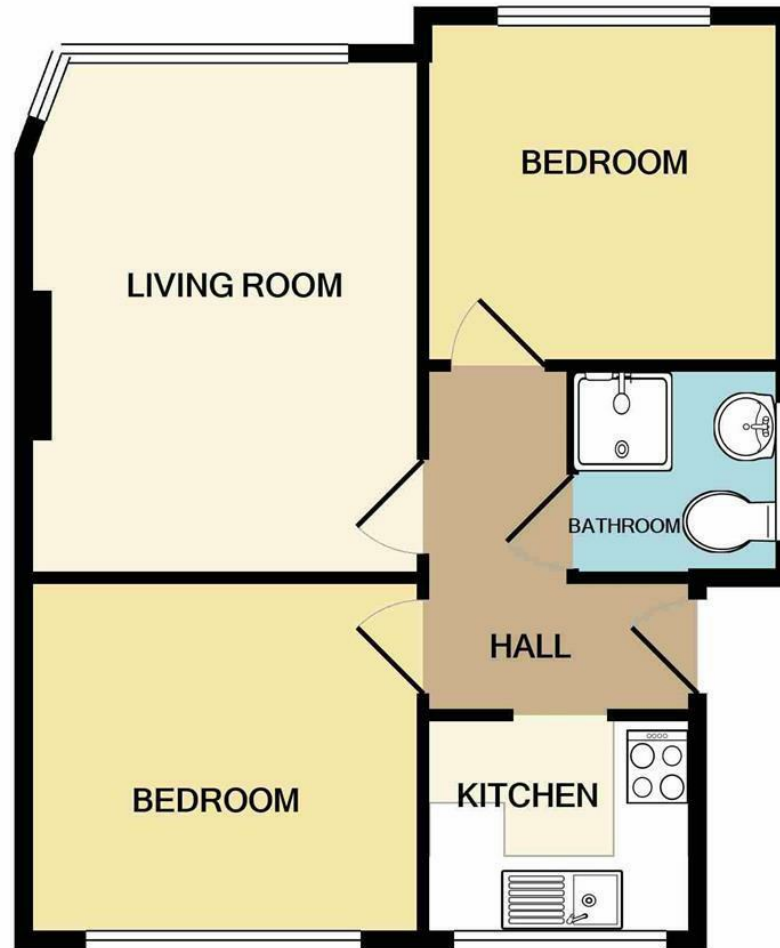


Located within convenient reach of central Petts Wood, with access to an excellent mainline station, a host of local shops, cafes and restaurants, Edmund offer for sale this beautifully presented first floor maisonette. The property features 2 double bedrooms, a good size lounge and a modern fitted kitchen and contemporary shower room. The property also offers buyers a delightfully designed South facing garden which is highly secluded. The property is ready to move straight into and would ideally be suited to first time buyers. Further to this there is a long Lease and access to the loft. Call now to arrange your viewing.



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.



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(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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