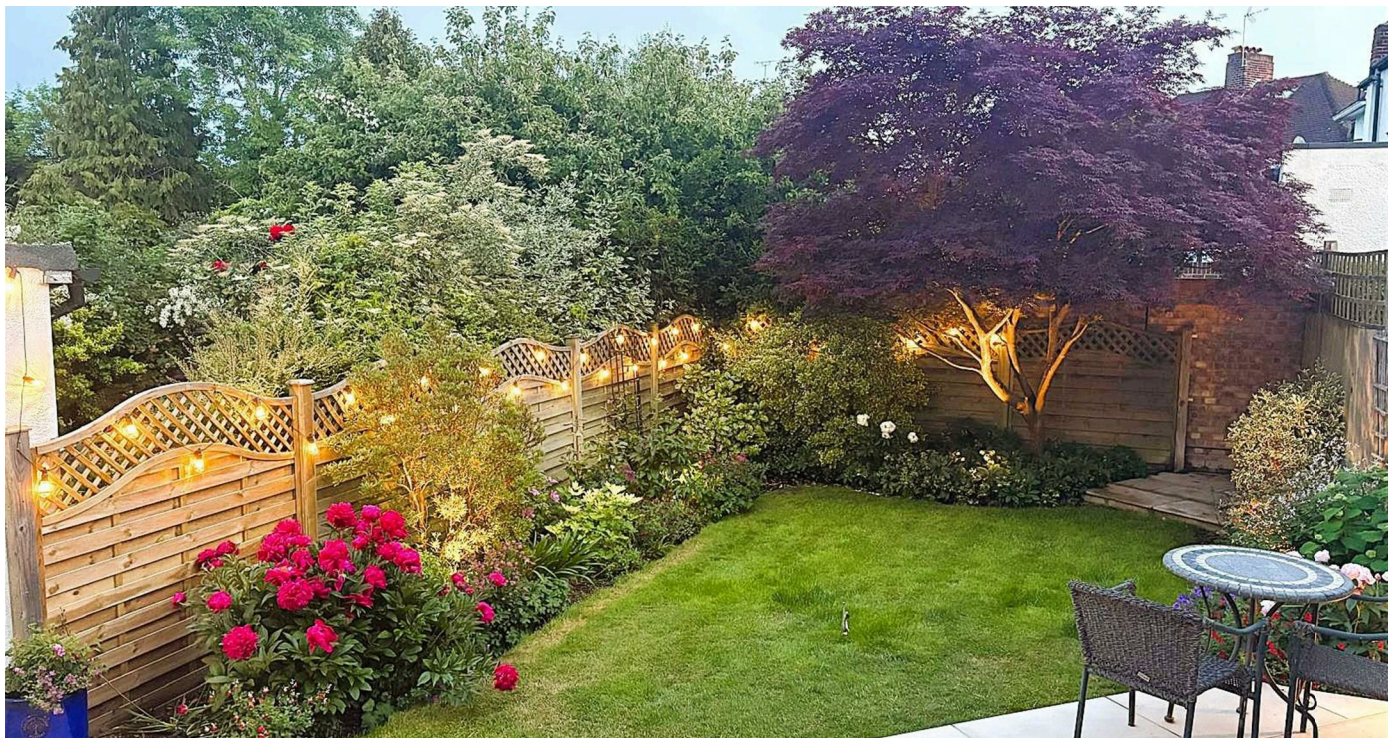




20 Hawthorn Close, Petts Wood, Kent, BR5 1LJ  
Guide Price - £750,000 - £750,000

## 20 Hawthorn Close, Petts Wood, Kent, BR5 1LJ

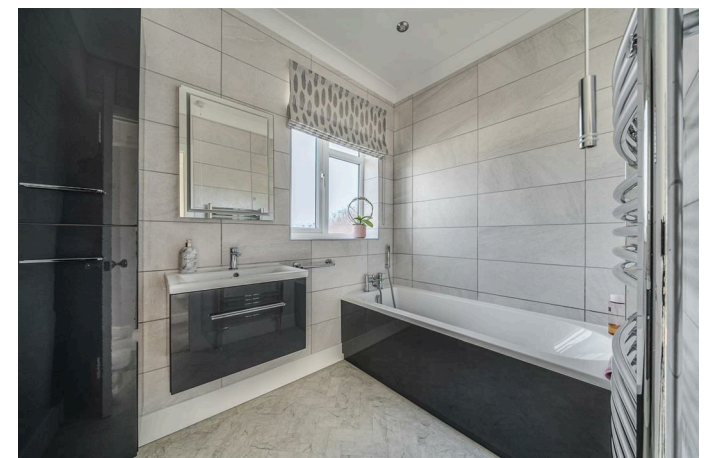
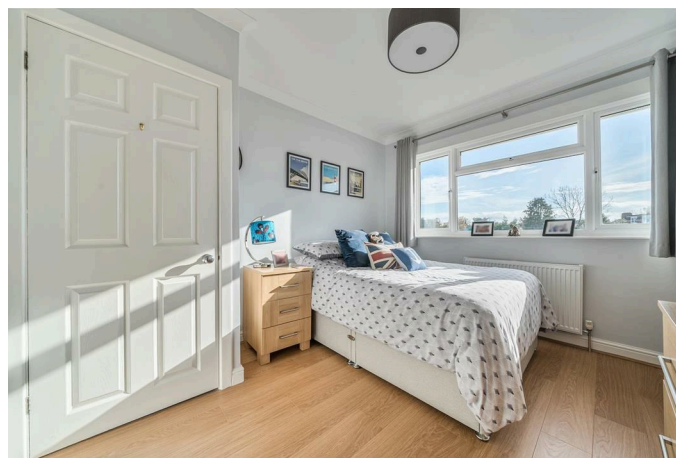
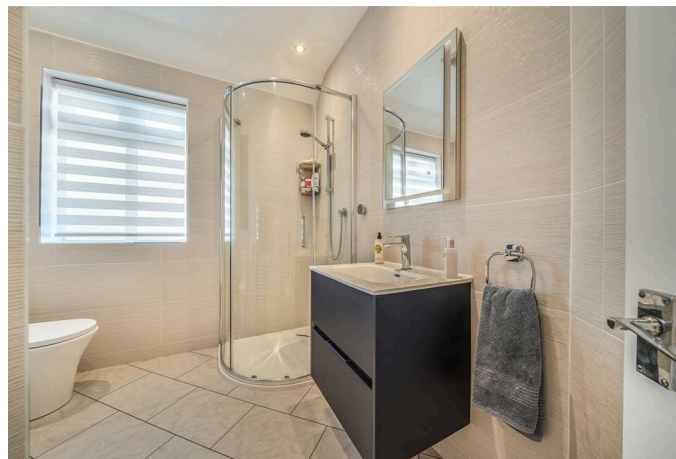
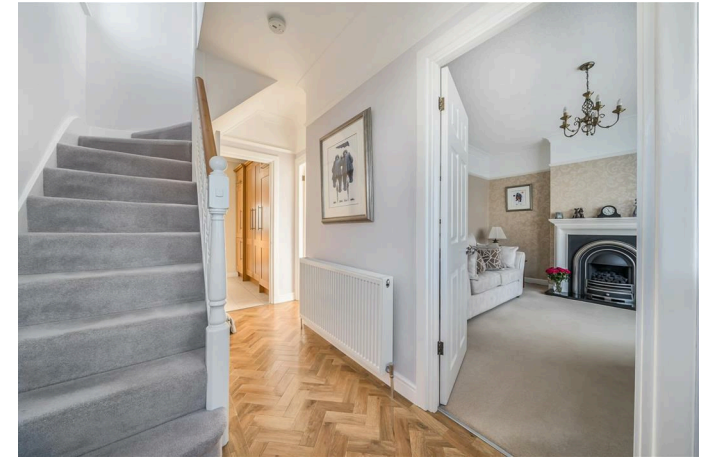
- Extended Three Bedroom Semi-Detached Family Home
- Beautiful Presentation With a Delightful Kitchen/Breakfast Room & Two Receptions
- Large Ground Floor Shower Room & First Floor Bathroom
- Secluded South Facing Garden With Large Patio
- Garage & Off Road Parking
- Outstanding Location - Crofton School Catchment - Access to Petts Wood Station
- Petts Wood East Cul-De-Sac
- Council Tax Band E



This is a stunning, three bedroom semi-detached family home, which has been meticulously designed and maintained by the owners and is positioned in this popular Petts Wood East cul-de-sac within the catchment of the outstanding Crofton Schools and Petts Wood mainline station. This outstanding property has been extended to offer a spacious kitchen with ample storage, two reception rooms and a large, modern ground floor shower room. On the first floor buyers are sure to be impressed with three bedrooms, further storage by way of the built in wardrobes and a lovely family bathroom with separate W.C. To the rear the property offers a delightful and secluded South facing garden, which features a large entertaining patio. Further features include off road parking and a garage. Its rare that a properties within these cul-de sacs become available, so with this in mind a viewing is 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.



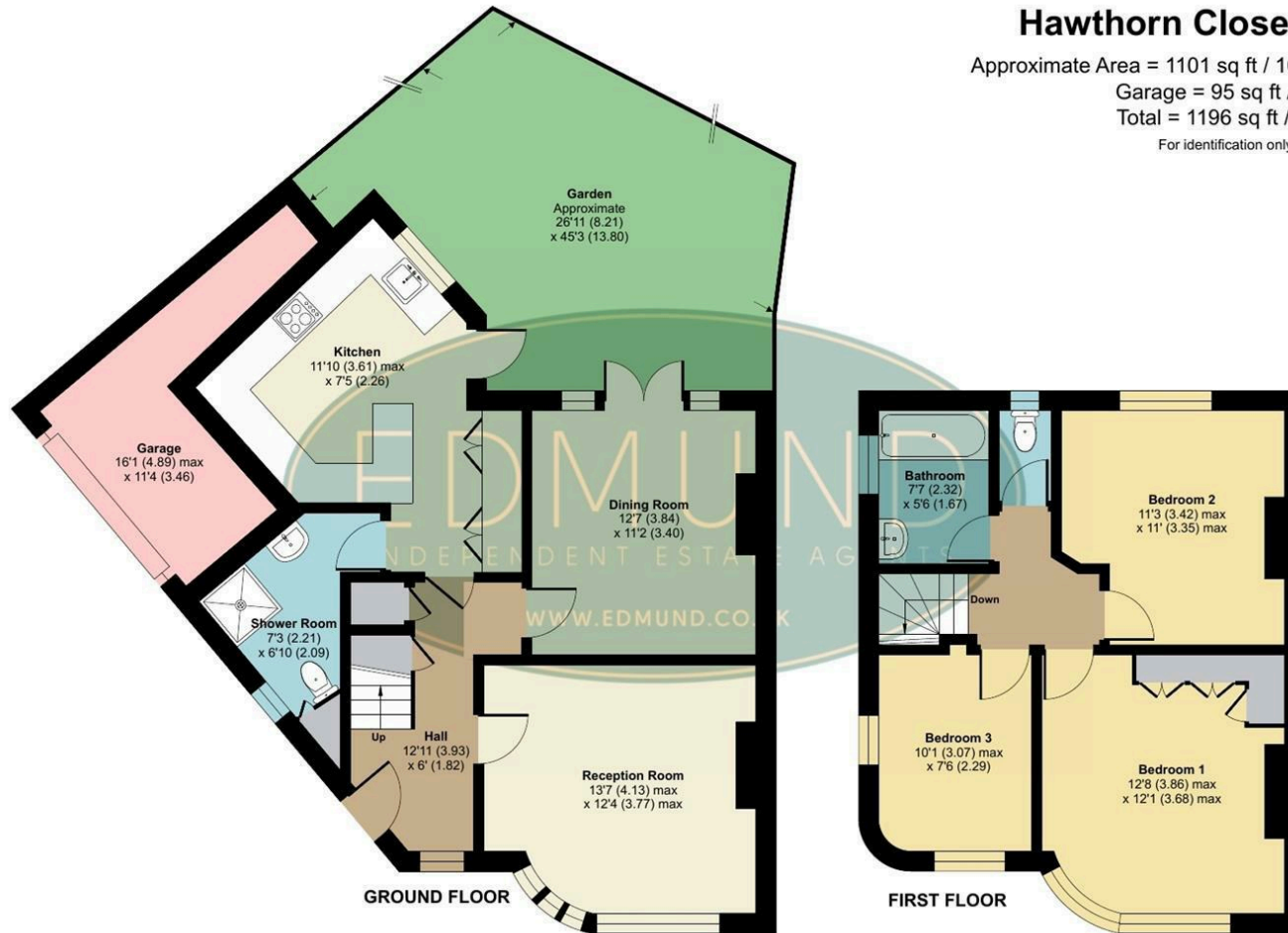
# Hawthorn Close, BR5

Approximate Area = 1101 sq ft / 102.3 sq m

Garage = 95 sq ft / 8.8 sq m

Total = 1196 sq ft / 111 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). © ncthemcom 2025. Produced for Edmund Estate Agents. REF: 1380136

### 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	61	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

01689 819991

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