



**9 Greenfield Gardens, Petts Wood, Crofton, Kent, BR5 1ES**  
**£600,000**

9 Greenfield Gardens, Petts Wood,  
Crofton, Kent, BR5 1ES

- Located in a quiet cul-de-sac
- Wider than average plot
- Potential to extend (STPP)
- Secluded south facing garden
- Two Bedroom Bungalow
- Council Tax Band E



Located within a quiet cul de sac and situated on a wider than average plot (with potential to extend STPP), this 2 bedroom bungalow is a joy. Benefitting from a secluded South facing garden & benefitting from conservatory, this property oozes charm & would be ideal for a downsizer, or someone who wishes to extend to provide a family home. This property is sure to attract much interest and your early viewing comes highly recommended.



## 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

Approx. 80.6 sq. metres (867.7 sq. feet)



Total area: approx. 80.6 sq. metres (867.7 sq. feet)

**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		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

01689 819991

www.edmund.co.uk

